

# \$130,000 - 6,, 4100 Marlborough Drive Ne, Calgary

MLS® #A2233979

**\$130,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Marlborough, Calgary, Alberta

Located in a prime NE Calgary plaza directly across from a busy school, this recently updated convenience store is a rare opportunity for entrepreneurs seeking a well-positioned, growing business. The store currently generates ~\$1,000 in daily sales, with the potential to increase to \$2,000+ per day through targeted promotions, product diversification, and expanded services.

Positioned next to a high-performing liquor store (also for sale by the same owner), offering a unique chance to purchase both businesses together and operate a powerful duo with high customer crossover and operational synergy.

**Key Features:** Directly Across from a School:  
High daytime foot traffic

**Multiple Revenue Streams:** FedEx shipping,  
U-Haul rentals, vape/tobacco products,  
licensed food menu

**Attractive Lease:** Net rent \$4,300/month  
(includes operating costs), utilities extra

**Growing Sales:** ~\$1,000/day and rising

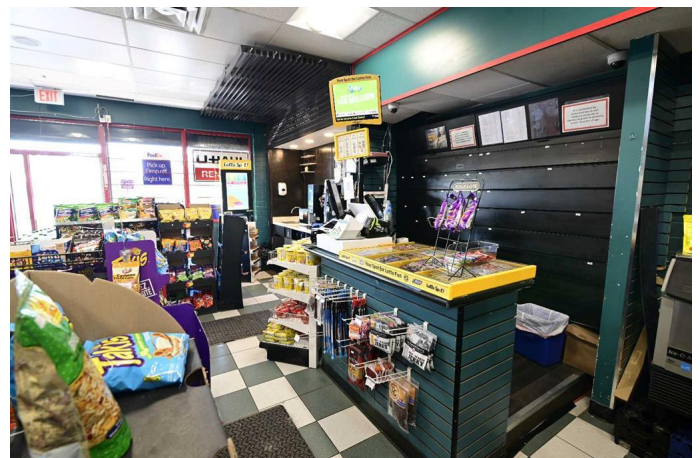
**Combo Opportunity:** Buy together with  
neighboring liquor store for a dynamic retail  
pair

Built in 1975

## Essential Information

MLS® # A2233979

Price \$130,000



Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	6,, 4100 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z5

### Additional Information

Date Listed	June 24th, 2025
Days on Market	16

### Listing Details

Listing Office	CIR Realty
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