

6 B, 4100 Marlborough Drive NE

Calgary, Alberta

MLS # A2233968



\$279,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	See the equipment list in supplements.		

This modern, high-visibility liquor store is strategically located in NE Calgary’s Marlborough area, right next to a thriving convenience store (also for sale). Opened less than a year ago, the store is already bringing in ~\$2,000 in daily sales, and revenue continues to climb month over month. A combo purchase with the adjacent convenience store offers a synergistic investment opportunity, perfect for an ambitious operator looking to control two high-traffic retail streams under one roof. Key Features: Excellent Location: Busy plaza with great visibility and foot traffic Modern Layout: Professionally designed with high-end fixtures and systems Strong Daily Sales: ~\$2,000/day with consistent growth Efficient Setup: Structured to allow ROI in under 3 years Combo Opportunity: Purchase with the adjacent convenience store for optimal cross-sales and operational efficiency ?? Don’t miss the chance to own two complementary businesses side-by-side. Combo deal inquiries welcome."