



Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:
Inclusions:

6,, 4100 Marlborough Drive NE Calgary, Alberta

MLS # A2233979



Stock at cost

\$130,000

Marlborough

Retail

Division:

Type:

Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,000 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

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