

# \$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

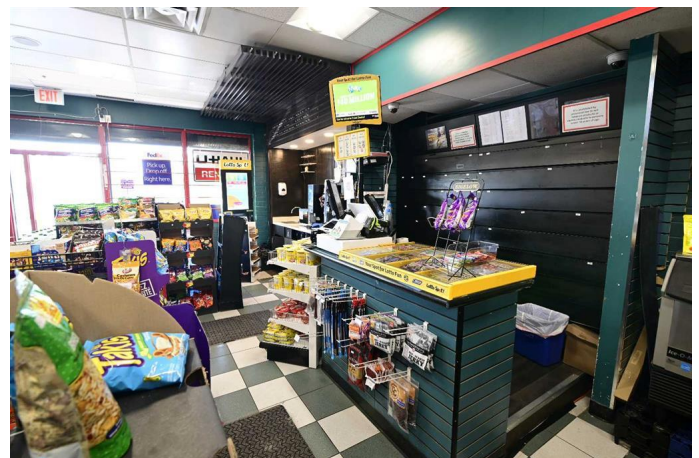
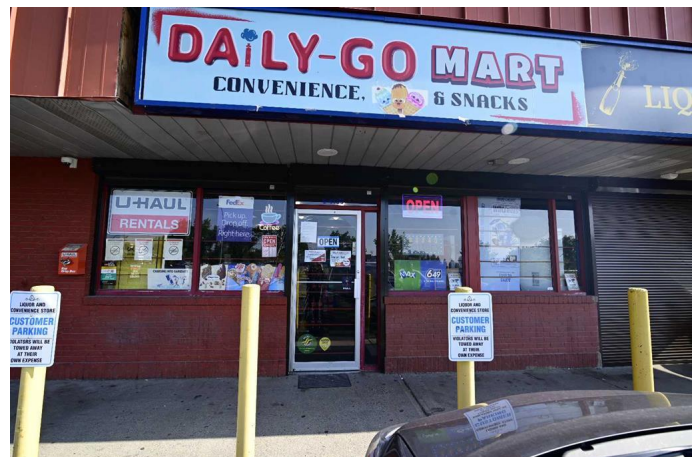
**Combo Opportunity:** Buy together with  
neighboring liquor store for a dynamic retail  
pair

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 | 44              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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