$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

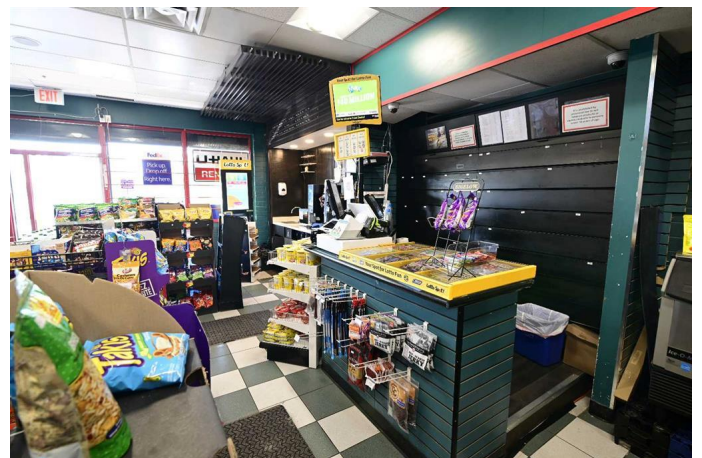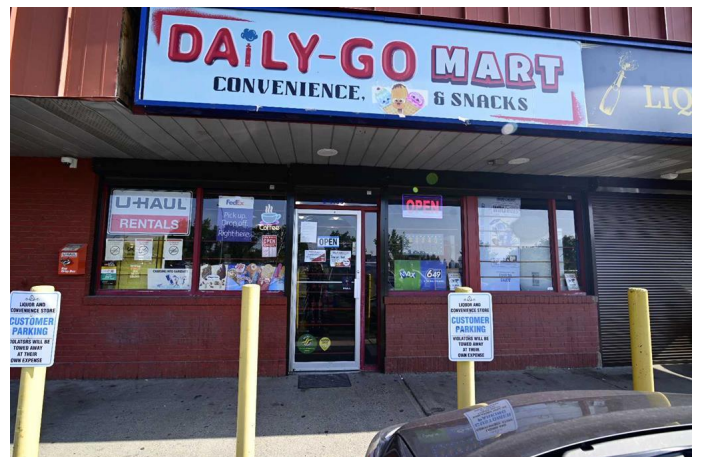Combo Opportunity: Buy together with neighboring liquor store for a dynamic retail pair

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	35

Listing Details

Listing Office	CIR Realty