

**6,, 4100 Marlborough Drive NE**  
**Calgary, Alberta**

**MLS # A2233979**



**\$130,000**

**Division:** Marlborough

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Stock at cost

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