

# \$279,000 - 6 B, 4100 Marlborough Drive Ne, Calgary

MLS® #A2233968

**\$279,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Marlborough, Calgary, Alberta

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

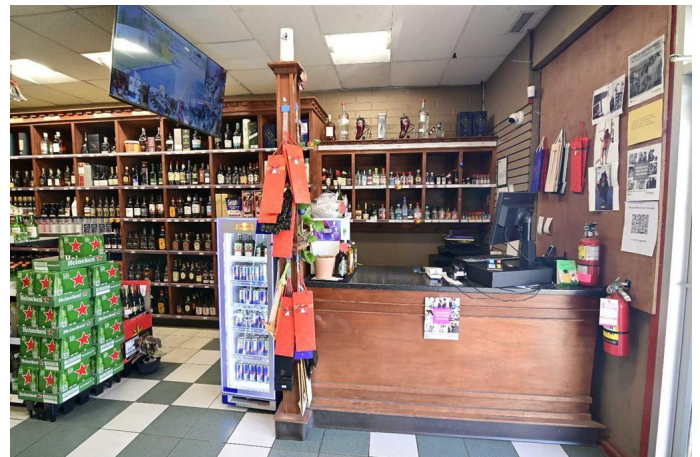
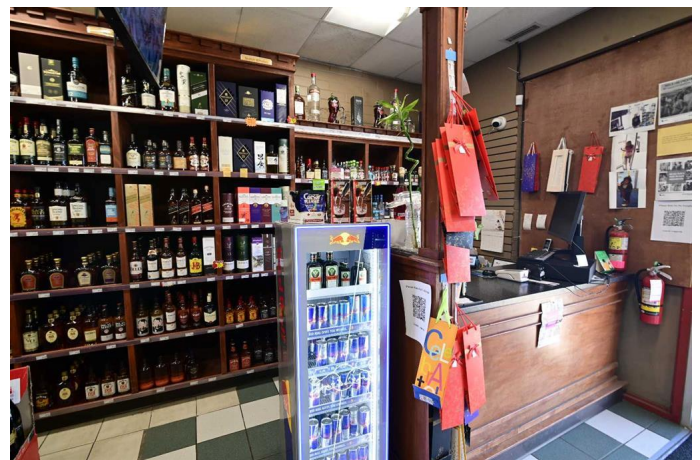
Efficient Setup: Structured to allow ROI in under 3 years

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."

Built in 1975

## Essential Information

MLS® #	A2233968
Price	\$279,000



Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	6 B, 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	55

### Listing Details

Listing Office	CIR Realty
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