\$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 117

Listing Details

Listing Office CIR Realty

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