

\$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

Prime Location Across from School in Busy Plaza

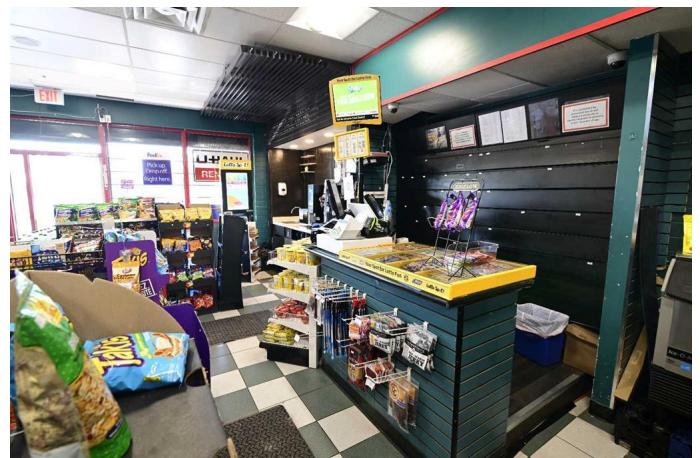
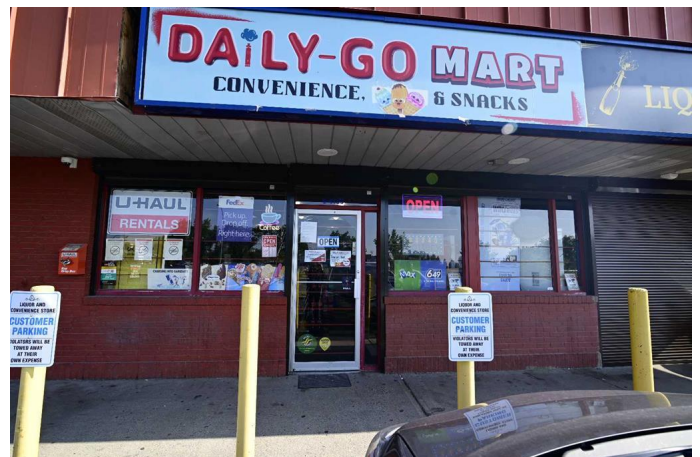
This recently updated convenience store is ideally situated in a high-traffic plaza directly across from a school, ensuring a steady flow of foot traffic throughout the day. Situated right next to a convenience store, which is available for sale and be part of a combo purchase. Over the past year, sales have seen a significant boost, now averaging approximately \$800 per day, with clear potential to grow further to \$1,500+ per day. Diverse Revenue Streams: Offering FedEx shipping, U-Haul rentals, vape products, cigarettes, and a food menu with a license. The net rent including the Op. Costs amount to \$4300 per month. The utilities are extra.

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	1

Listing Details

Listing Office	CIR Realty
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