

\$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

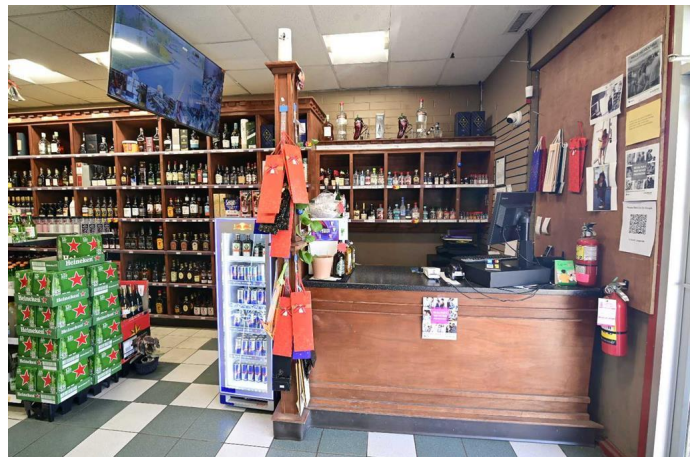
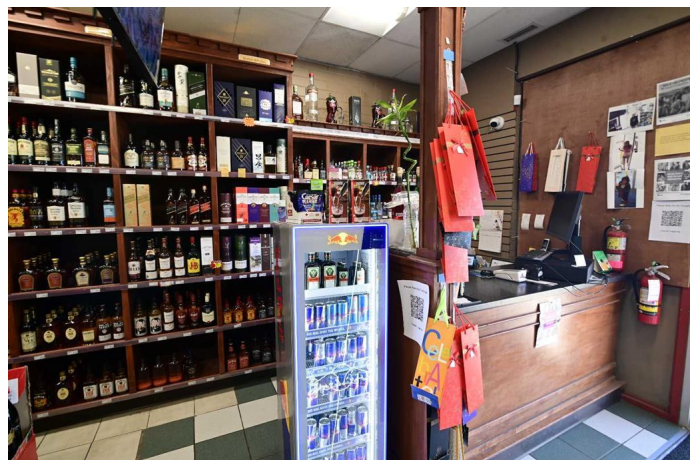
Efficient Setup: Structured to allow ROI in under 3 years

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	139

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.