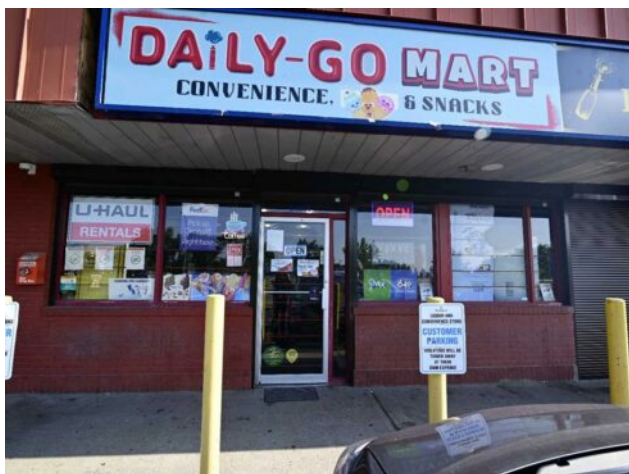


6,, 4100 Marlborough Drive NE
Calgary, Alberta

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