

**6 B, 4100 Marlborough Drive NE  
 Calgary, Alberta**

**MLS # A2233968**



**\$279,000**

**Division:** Marlborough

**Type:** Business

**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:** See the equipment list in supplements.

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."