

# \$279,000 - 6 B, 4100 Marlborough Drive Ne, Calgary

MLS® #A2233968

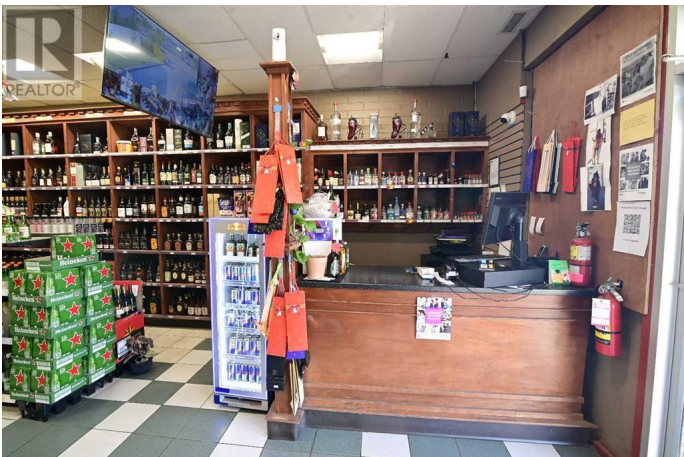
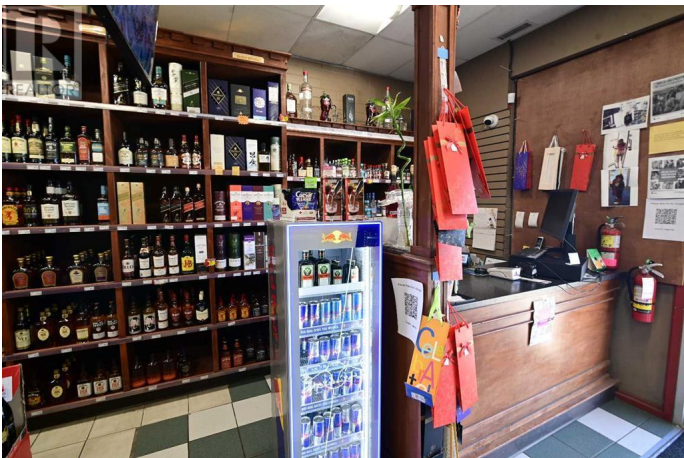
**\$279,000**

0 Bedroom, 0.00 Bathroom, 1,000 sqft

Business 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." (id:6289)



Built in 1975

## Essential Information

Listing #	A2233968
Price	\$279,000
Bathrooms	0.00
Square Footage	1,000

Acres	0.00
Year Built	1975
Type	Business

### Community Information

Address	6 B, 4100 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A2Z5

### Listing Details

Listing Office	CIR Realty
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