



6, 4100 Marlborough Drive NE  
Calgary, Alberta

MLS # A2299588



**\$109,000**

Division:	Marlborough
Type:	Business
Bus. Type:	Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,008 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 busy NE Calgary plaza directly across from a well-trafficked school, this convenience store benefits from steady daytime foot traffic and excellent visibility in a high-exposure area. The business is currently generating approximately \$1,000 in daily sales, with strong upside for a hands-on owner willing to put in the work. With better merchandising, expanded product selection, and active promotion, there is clear potential to significantly increase revenue. Well-established with multiple income streams including lottery, U-Haul rentals, courier/FedEx services, ATM, Bitcoin machine, vape and tobacco products, as well as slushies, coffee, snacks, and hot food offerings. A solid and diversified setup that provides consistent daily traffic and repeat customers. Surrounded by complementary businesses, including a busy liquor store next door, the location benefits from strong customer crossover and ongoing foot traffic. Affordable lease including maintenance costs totaling \$4372 and around \$500/month for utilities including water, gas, electricity, internet, and security. Great opportunity for an owner-operator to take over a well-located business and unlock its full potential.