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## 6 B, 4100 MARLBOROUGH DRIVE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31076


**MLS ID:**  
A2233968

**\$279,000**



 **ROBERT LEBOSQUAIN**  
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 6 B, 4100 Marlborough Drive NE, Calgary , Alberta T2A 2Z5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 68	<b>Lease Amount</b> 4300.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Marlborough	<b>Building Type</b> Strip Mall
<b>Year Built</b> 1975	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90
<b>Inclusions</b> See the equipment list in supplements.	<b>Restrictions</b> None Known	<b>Reports</b> Leases

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."

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