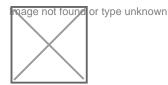


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 6 B, 4100 MARLBOROUGH DRIVE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31076

A2233968

\$279,000



A ROBERT LEBOSQUAIN

**2** (403) 271-0600

MLS ID:

□ CIR Realty

**403-271-0600** 

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

Transaction Type Days On Market Lease Amount

For Lease 68 4300.00

Lease FrequencySubdivisionBuilding TypeMonthlyMarlboroughStrip Mall

Year BuiltStructure TypeProperty Type1975RetailCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Business 1000.00 92.90

InclusionsRestrictionsReportsSee the equipment list in supplements.None KnownLeases

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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