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## RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34778


**MLS ID:**  
A2299588

**\$109,000**



 **SUTEJ SANDHU**  
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 6, 4100 Marlborough Drive NE, Calgary , Alberta T2A2Z5

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 1
<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> 1008.00	<b>Building Area (Sq. M.)</b> 93.65	<b>Access to Property</b> Direct Access,Strip Shopping Mall,Visual Exposure
<b>Inclusions</b> Stock at cost.	<b>Restrictions</b> None Known	<b>Reports</b> None

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.

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