



**6 B, 4100 Marlborough Drive NE, Calgary, Alberta - \$279,000**



Main Photo

## Property Description

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."

## REALTOR Referral

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