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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> 7
<b>Lease Amount</b> 4372.00	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Other
<b>Lease Term Remaining</b> 8	<b>Lease Count</b> 10	<b>Sub Lease</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 has the certification to sell hot food offerings. The setup is solid and diversified, ensuring consistent daily traffic and a high level of customer loyalty. 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 expenses totals \$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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