



샘 김 부동산

403-771-7694

Office: 403-247-7770  
samkimyyc@gmail.com  
samkimyyc.ca

CIR REALTY

◎ 신규 콘도, 타운 하우스, 듀플렉스, 싱글 하우스 문의 및 상담

◎ 비즈니스 매물 & 리스 매물 검색

◎ 1st Home & Business Buyer 상담 및 매물 추천

◎ 카카오톡 1:1 채팅방 개설. 검색에서 '샘 김 부동산' 혹은 아래 링크 클릭하시면 1:1 상담 가능합니다.  
<https://open.kakao.com/o/5nIMTbqc>

◎ 광고 되는 리스팅 외에 다른 매물 역시 문의 가능합니다.

◎ CIR Realty 에서 운영하는 Property Management Service 를 통한 렌트 관리

**Commercial (Property included)**

■ **Grocery & Liquor store**

- Asking \$389,000
- Sale: \$890,000 (2024), \$820,000 (2023)
- Size: 3,600 sqft (building) & 6,000 sqft (land)
- Well maintained property, lots of building renovations in the past 2 years
- 2 hours from Edmonton & 3.5 hours from Calgary

■ **Convenience store + Liquor store + Lounge + Single house**

- Asking \$649,000
- Land: 0.97 Acre & building 3,000 sq.ft
- Good redevelopment opportunity
- 2,000 sq.ft single house (4-bed & 2-bath)
- Located on highway • 3 hours from Calgary

■ **Motel**

- Asking \$650,000
- 14 Rooms + Cannabis store + Bar (with 14 VLTs) + restaurant space
- Sale: \$570,000 • 9 hours from Calgary

**Commercial (Business Only)**

■ **Convenience store NEW !!!**

- Asking \$159,000
- Management operates since June 2023 (Sale \$560,000)
- Owner operated \$720,00 (2023) & \$650,000 (2022)
- \$4,428, including operating cost
- 1,877 sqft. New lease agreement available.
- NW Calgary

■ **Liquor Store**

- Asking \$Inventory Only approx. \$150,000
- Sale: \$900,000
- Rent \$3,000 including utilities
- 1.5 hours from Calgary

■ **Daycare**

**NEW !!!**

- Asking \$2.39 mil
- License 75 children, currently enrolled 65.
- 2,869 sqft. Lease: \$6,275 monthly. all utilities included, except electricity \$250/month
- 4 x Assigned parking • Downtown Calgary

■ **Korean Restaurant (일식당 변경 가능)**

- Asking \$299,000
- 2,400 sqft. 85 seats. Basic rent at \$41/ sqft
- Lease until Dec 2028 with 5 years option to renew.
- Fully equipped commercial kitchen
- Great location in Calgary West.

■ **Restaurant (Western breakfast)**

- Asking \$350,000
- Sale: \$500,000 (2024), \$490,000 (2023)
- Size: 2,110 sq.ft. 50 seats (+/-)
- FIXED RENT: \$3,350 until 2029
- Rocky Mountain House

■ **Laundromat**

- Asking \$379,000
- Sale: approx. \$20,000/ month in 2024
- 26 washers & 24 dryers
- 1,800 sqft, \$5,900 rent (includes operation cost)
- Lease until May 2027 + 10 years option to renew
- Mon-Sun 8:30 - 7 pm (Can open & close remotely, potential income from extended hours) • SE Calgary

• 다양한 지역 & 금액대를 원하시는 바이어분들이 있습니다. 매매를 원하시는 오너분들과 좋은 가격으로 연결해 드리겠습니다.

**Residential**

■ **Townhome in Panorama Hill NW NEW !!!**

- Asking \$419,000
- 2008 year built. 1,251 sqft
- 2-bed & 2-bath, Single attached garage
- LOW CONDO FEE \$215/month
- MLS A2223039

■ **Condo in Arbour Lake NW NEW !!!**

- Asking \$415,000
- 2001 year built, 949 sq ft
- 2-bed, 2-bath & office/den
- Underground parking
- GREAT LOCATION, DOWNTOWN VIEW
- MLS A2218158

■ **Townhome in Evanston NW NEW !!!**

- Asking \$473,900
- 2016 year built, 1,424 sq ft. Double attached garage
- 2-bed, 2.5-bath & a bonus room
- WELL MAINTAINED WITH NEW PAINT, NEW APPLIANCES, etc.
- MLS A2215754

■ **Townhome in Cochrane NW**

- Asking \$425,000
- 2017 year built, 1,362 sq ft, Single attached garage
- 2-bed & 2.5-bath
- QUIET LOCATION, MLS A2227153

■ **Detached House in Grande Prairie AB NEW !!!**

- Asking \$819,000
- 2008 year built. 0.52 Acreage lot
- Bungalow, Walk-out basement, 2,263 sq ft, 4-bed, 2-bath, Triple attached garage
- MLS A2210550

이런 비즈니스를 찾습니다. 매매를 원하시는 오너분들 연락주세요



- Liquor Store under \$1.5 mil anywhere in Alberta
- Motel under \$1.5 mil anywhere in Alberta
- Gas station under \$1 mil anywhere in Alberta
- 영업 중인 Daycare business 혹은 가능한 자리 (under 5,000 sq ft)
- Cafe 가능한 자리(under 2,500 sq ft) 혹은 영업 중인 비즈니스
- Under \$200,000 일식당 혹은 변경 가능한 비즈니스
- Under 1,500 sq ft 한식당 혹은 변경 가능한 비즈니스
- VLT 있는 비즈니스. Under \$1 mil.