



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 \$649,000 **NEW !!!**
- Sale: over \$1 mil
- Size: Store (2,827 sqft)
Storage & 3-bed, 2-bath LIVING
QUARTER (2,430 sqft)
- 1.5 hours from Calgary

■ 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)

■ Daycare

- Asking \$2.19 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

■ Liquor Store

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

■ Convenience store **NEW !!!**

- Asking \$149,000
- Sale: approx. \$850,000
- Size: 1,600 sqft
- Lease: until Feb 2028 + 5 years option
- NW Calgary

■ Franchise Sushi **NEW !!!**

- Asking \$30,000
- Sale: approx. \$100,000
- Size: approx. 200 sqft.
- Very LOW RENT: approx. \$2,000 including
all utilities.
- NW Calgary

■ Restaurant **NEW !!!**

- Asking \$249,999
- Sale: \$600,000's
- Size: 1,061 sqft, 30 seats
- VERY LOW RENT: 1,790 + operating cost =
total \$2,300, separate utilities.
- Absent owner
- North 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

■ Korean Restaurant

- Asking \$330,000
- Sale: \$800,000's
- 1,308 sqft. 40 seats
- Rent \$4,928 including ALL UTILITIES
- Lease until Feb 2033
- Fully equipped Commercial kitchen
- Busy traffic area in NW Calgary

Residential

■ Townhome in Cranston

- Asking \$459,000 **NEW !!!**
- 2010 year built. 1222 sqft
- 3-bed & 2.5-bath
- Green Space backyard, A/C.
well maintained home
- A2260195

■ Townhome in Panorama Hill NW

- Asking \$405,000
- 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

- Asking \$399,900
- 2001 year built, 949 sq ft
- 2-bed, 2-bath & office/den
- Underground parking
- GREAT LOCATION, DOWNTOWN VIEW
- MLS A2218158

■ Townhome in Evanston NW

- 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

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

이런 비즈니스를 찾습니다. 매매를 원하시는 오너분들 연락주세요



- Liquor Store under \$1.5 mil anywhere in Alberta
- Motel under \$1.5 mil anywhere in Alberta
- VLT 있는 비즈니스. Under \$1 mil.