

# 고기원 (403) 680-9827 부동산 (Thomas Koh)

## BUSINESS w/ PROPERTY

### GAS STATION

**GAS STATION** **NEW**  
 • Asking: \$1.09 mil  
 • Sale: \$3.0 mil (estimation)  
 • 2 hours from Edmonton • Population: 13,000

**GAS STATION** **NEW**  
 • Asking: \$2.35 mil  
 • Gas station + car wash 2 bay + leased liquor  
 • Sale: \$4.1 mil + Rent income  
 • 30 min from Edmonton.

**GAS STATION** **NEW**  
 • Asking: \$990,000  
 • Gas station + lease restaurant  
 • Sale: \$2.5 mil + Rent income  
 • 1 hour 45 min from Edmonton

**GAS STATION** **NEW**  
 • Asking: \$1.19 mil  
 • Gas station + Liquor store + Car wash 2  
 + Truck wash 1 • 2 hours from Edmonton

**GAS STATION** **NEW**  
 • Asking: \$1.05 mil  
 • Sale: 2 mil (Good margin)  
 • 1 hour 50 min from Edmonton

**GAS STATION (Business Only)**  
 • Asking: \$690,000 • 10 minutes from Calgary

**GAS STATION**  
 • Asking: \$1.69 mil  
 • Sale: \$4.1 mil • 1 hour from Calgary

**GAS STATION**  
 • Asking: \$998,000 • Kananaski Provincial park  
 • Gas + convenience + liquor + residential 2  
 separate suite (6 bed) • One hour from Calgary  
 • Leased land for long lease (Only \$1,500 per year)

**GAS STATION**  
 • Asking: \$6.29 mil  
 • Gas station + A&W + Liquor • Sale: Gas station  
 \$5.42 mil, A&W \$2.3 mil, Liquor \$1 mil.

**GAS STATION**  
 • Asking: \$4.99 mil • Sale: \$9 mil  
 • Gas station + Car wash (Wand 5, Truck 1, Touchless 1)  
 • Peaceful town population 20,000  
 • 4 hours from Calgary south

**GAS STATION**  
 • Asking: \$790,000  
 • Sale: \$1.67 mil • 2.5 hours from Edmonton

**GAS STATION**  
 • Asking: \$3.99 mil • Gas station + Car wash 4 bays  
 • Revenue: \$6.03 mil (Gas \$3.0 mil, In store \$3.03 mil)  
 • Renovated in 2020 • 50 minutes from Edmonton

**GAS STATION** **SOLD**  
 • Asking: \$1.1 mil  
 • Sale: \$3.1 mil town

**GAS STATION**  
 • Asking: \$3.5 mil  
 • Gas station + 6 bay (Semi truck 5 + Trailer 1)  
 • Sale: \$5.5 mil • 1 hr 45 min from Edmonton

**GAS STATION (With Truck wash 2 bay)**  
 • Asking: \$1.29 mil.  
 • Sale: \$3.35 mil (3yr average)  
 • Gross profit: \$400,000  
 • 1.5 hours from Edmonton & 2 hours from Calgary

**GAS STATION + CARWASH** **C/S**  
 • Asking: \$2.29 mil  
 • Sale: Gas \$2 mil, In store \$3.3 mil,  
 Carwash (touchless) 1300 sq ft  
 • 1.5 hours from Calgary and Edmonton

**GAS STATION**  
 • Asking: \$2.99 mil • Revenue: 4.6 mil  
 • Gas: 2.5Mil liter, In store: \$1.8 mil  
 • 50 min from Edmonton. (Population 6,000)

**GAS STATION** **SOLD**  
 • Asking: \$1.1 mil • Revenue: \$4.22 mil  
 • Above ground tank (air) w pump  
 • Peaceful town (population 1300)  
 • 4 hours south from Calgary

**GAS STATION**  
 • Asking: \$599,000 (share) • Sale: \$2.6 mil  
 • Gas station + Cafe + Residential area  
 • Business hour: 7 am to 7 pm  
 • Faced on Highway 1 (Trans Canada Highway)  
 • Land is Native land

**GAS STATION**  
 • Asking: \$849,000 • Gas \$1.0 mil  
 • In store: \$1.6 mil (Lotto \$400,000 included)  
 • 2.5 hours West from Edmonton

**GAS STATION with LAND & BUILDING**  
 • Asking: \$279,000  
 • Sale: \$1.1 mil • Tank: Above ground  
 • Business hour: 7 to 9 pm • 1 hour from Calgary

**GAS STATION**  
 • Asking: \$4.99 mil • Sale: \$9 mil  
 • Gas: \$5 mil, Instore: \$2.6 mil, Lotto extra: \$1.0 mil  
 • Net income: \$600,000+ • Tank above ground  
 • 3 hours south from Calgary

**GAS STATION** **SOLD**  
 • Asking: \$6.9 mil  
 • In store: \$2.5 mil (Lotto \$90,000 included)  
 • In Calgary

### HOTEL/MOTEL

**MOTEL** **NEW**  
 • Asking: \$890,000  
 • Sale: \$290,000  
 • Room: 26 plus Manager suite  
 • One hour from Edmonton

**HOTEL (Franchise)**  
 • Asking: \$6.99 mil  
 • Built in 2017 • Franchise: Super 8  
 • 1 hour 50 minutes from Edmonton.  
 • Very good town with one of the biggest oil storage  
 stations in Alberta.

**HOTEL (Franchise)** **NEW**  
 • Asking: \$2.89 mil • Room: 54  
 • Sale: \$1.0 mil • 1.5 hours from Calgary  
 • Tourist town

**HOTEL** **NEW**  
 • Asking: \$4.99 mil  
 • Room 63 + Restaurant + Big lounge  
 • Land: around 2 acres • Good Location  
 • 2 hours from Calgary and Edmonton

**HOTEL**  
 • Asking: \$3.79 mil • Room: 140  
 • Leased restaurant & lounge: \$190,000  
 • 5 hour from Calgary • Population: 20,000

**HOTEL**  
 • Asking: \$990,000 • Room 38 + VLT 10 + Lounge  
 • 2 hours from Edmonton (North)

**HOTEL**  
 • Asking: \$1.39 mil  
 • Room 28 + Separate Manger house  
 • Best Motel in Fort MacLeod.  
 • 1.5 hours from Calgary (South)

**MOTEL**  
 • Asking: \$3.09 mil • Room: 36 + managing suite  
 • Stabilized year sale: Over \$800,000.  
 • 1.5 hours (145 km) from Edmonton

**HOTEL**  
 • Asking: \$850,000  
 • Room 10 + lounge + VLT 7 + Leased restaurant  
 (\$3,150/month) • 4.5 hours from Edmonton

**HOTEL**  
 • Asking: \$899,000 • Room: 6 & living suite  
 • VLT: 5 • Restaurant leased out: \$3,500/mon  
 • 1.5 hours north east from Calgary

**HOTEL**  
 • Asking: \$1.645 mil • Land: 1.26 acres  
 • Room 35+Lounge+VLT 4+Restaurant (leased)  
 • New projects are starting. Town is going to  
 booming • One hour from Calgary

**MOTEL** **SOLD**  
 • Asking: \$2.1 mil • Revenue: \$400,000  
 • Room: 28 • Land: 1.5 acres  
 • This motel is a great investment & Edmonton  
 Redevelopment plan of tourist town

**HOTEL**  
 • Asking: \$1.19 mil • Room (9): \$28,000  
 • Liquor: \$270,000 • Bar: 80,000  
 • VLT (4): \$61,000 • Rent income: \$8,000  
 • Good shape and condition • 1 Hour from Calgary

**MOTEL**  
 • Asking: \$1.39 mil  
 • Room: 26 (상대양호) • Revenue: \$250,000  
 • 켈거리에서 3시간 거리 • Land : 2.7 acres

**HOTEL**  
 • Asking: \$245,000  
 • Room: 10  
 • VLT: 4 • 1.5 hours east from Edmonton

**HOTEL**  
 • Asking: \$1.59 mil  
 • Room 62 + VLT 9 + Restaurant + Lounge  
 • Room sale: \$700,000, VLT: \$120,000,  
 Restaurant: \$1.0 mil • 1.5 hours from Edmonton

**MOTEL**  
 • Asking: \$1.59 mil • Room: 46  
 • Sale: \$400,000 (Due to COVID) It was \$500,000  
 • 3.5 hours from Calgary and Edmonton

**MOTEL**  
 • Asking: \$4.5 mil • Room: 58 (New 30 rooms)  
 • Sale: \$1.0 mil • 1 hour from Calgary

**MOTEL (Travelodge)**  
 • Asking: \$4.9 mil • 15 min from Edmonton

**MOTEL**  
 • Asking: \$795,000  
 • Room: 33 + manager suite  
 • Located in Rimby

### OTHER BUSINESS W/PROPERTY

**STRIP MALL & LIQUOR STORE** **NEW**  
 • Asking: \$999,000 • 3 Bays in main floor  
 • Upper lever is empty. 6-10 residential units  
 possible. • 1 hour from Calgary south  
 • Population around 4,000

**STRIP MALL & GAS STATION**  
 • Asking: \$5.49 mil • 8 bays and Petro Canada  
 • Peaceful town (population over 20,000)  
 • 4 hours from Calgary (South East)

**SHOPPING PLAZA & HOTEL**  
 • Asking: \$5.49 mil • Shopping Plaza and Hotel  
 • 10 Bays • Hotel: 80 rooms  
 • Rent income: \$300,000 • Located in Red Deer

**CAR WASH** **NEW**  
 • Asking: \$1.59 mil  
 • Revenue: \$470,000  
 • Separate two buildings • Truck 4 bays  
 • Wand wash (big size): 2 + Auto 1  
 • 7.5 hours west from Calgary

**CAR WASH** **NEW**  
 • Asking: \$4.9 mil  
 • Revenue: \$910,000  
 • Wand 10 + RV 3 + Auto 1  
 • Auto was renovated last year • Red Deer

**CAR WASH** **NEW**  
 • Asking: \$2.49 mil • Wand 10 + Auto 2  
 • Sale: \$450,000 • Land: 0.85 Acres  
 • 30 minutes from Edmonton (Population 20,000)

**CONVENIENCE STORE + LIQUOR**  
 • Asking: \$449,000  
 • Sale: 710,000 • 15 min from Lethbridge

**CONVENIENCE STORE + RESIDENTIAL (IN EDMONTON)**  
 • Asking: \$845,000 • Located in Edmonton  
 • Convenience store with residential 2 bed & 2 bath  
 • Sale: \$1.0 mil  
 • Business hour: Mon to Sat 9 to 8 pm, Sun 9 to  
 noon, Holidays: closed • Easy operation

**GROCERY STORE** **NEW**  
 • Asking: \$1.49 mil  
 • Sale: \$2.0 mil  
 • 45 minutes from Calgary.

**GROCERY STORE**  
 • Asking: \$2.29 mil  
 • Sale: \$3.5 mil • 1 hour from Edmonton.

**GROCERY STORE**  
 • Asking: \$2.49 mil • Sale: \$3.65 mil  
 • Net income: \$500,000 • 1 hour from Edmonton

**GROCERY STORE (With gas bar)**  
 • Asking: \$2.4 mil  
 • Sale: \$8 mil (Fuel \$1.5 mil included)  
 • 11 hours from Edmonton

**GROCERY STORE**  
 • Asking: \$1.35 mil • Sale: \$2.0 mil  
 • Gross profit: \$520,000 • 3.5 hours from Calgary

**GROCERY STORE**  
 • Asking: \$899,000  
 • New equipment: All coolers were replaced with  
 new one • Sale: \$1.1 mil  
 • 1 hour from Edmonton

**GROCERY STORE**  
 • Asking: \$2.49 mil  
 • Sale: \$3.5 mil - \$3.9 mil • 1.5 hours from Calgary

**GROCERY STORE** **SOLD**  
 • Asking: \$3.1 mil • Sale: \$11,000  
 • 1 hour 45 min from Calgary  
 • Net Income: \$200,000

**GROCERY STORE**  
 • Asking: \$495,000  
 • Grocery + liquor + bottle depot + living suite  
 • 2.5 hours east from Edmonton

**GROCERY + LIQUOR** **NEW**  
 • Asking: \$945,000 • Sale: \$1.3 mil  
 • Gross profit: \$330,000  
 • Grocery and liquor are in the same space and share  
 one till. • 1 hour from Calgary

**GROCERY STORE + LIQUOR + 1 GAS PUMP + RESIDENTIAL 2 BED**  
 • Asking: \$520,000 • Sale: \$1.0 mil  
 • Good margin • 3.5 hours from Edmonton

**GROCERY STORE + POST OFFICE + SCREEN GOLF**  
 • Asking: \$219,000  
 • Sale: \$600,000 (Lotto \$120,000 included)  
 • Business hour 8 AM - 7 PM (Sunday closed)  
 • One bedroom included  
 • 3 hours from Calgary & Edmonton

**LIQUOR STORE + RENTAL BAY**  
 • Asking: \$1.25 mil • Liquor sale: \$1.2 mil  
 • Rent income: \$3,200/mon  
 • 1 hour north from Calgary

**LIQUOR STORE**  
 • Asking: \$995,000  
 • Sale: \$1.5 mil • One hour from Calgary

**BOTTLE DEPOT WITH RENTAL UNIT**  
 • Asking: \$1.25 mil  
 • Bottle depot + Apartment 3 units  
 • Bottle commission (Profit): \$185,000  
 • Rental income: \$31,000 • Peaceful town

**BOTTLE DEPOT & LIQUOR STORE**  
 • Asking: \$890,000  
 • Bottle depot + Liquor store + Residential area  
 • Only one bottle depot and one liquor store in town  
 • 1 hour from Calgary

**BOTTLE DEPOT**  
 • Asking: \$499,000  
 • Profit (Commission): \$136,000  
 • 4 hours from Calgary and Edmonton

**HAIR SALON (CALGARY)** **NEW**  
 • Asking: \$44,9000 • Cheap rent fee  
 • 2 chair sublease income • Located in Calgary

**RETAIL SPACE (IN CALGARY)**  
 • Asking: \$1.699 mil  
 • Vacant unit 3,232 sq ft  
 • Good location for your own business or rental unit  
 • Royal Oak in Calgary

**PIZZA RESTAURANT with property**  
 • Asking: \$495,000  
 • Sale: \$200,000 - 250,000  
 • 샴림집 포함 • 2 hours from Calgary  
 • Net income: Around \$100,000

### BUSINESS ONLY

**HAIR SALON (Calgary)** **NEW**  
 • Asking: \$56,900 • 7 chairs  
 • Two chairs are subleased with \$945 each.  
 • Good lease and good rent • Located in NW. Calgary

**FAST FOOD (Calgary)** **NEW**  
 • Asking: \$299,000 • Franchise: Mia Pasta  
 • Located in Sunridge Mall, Calgary

**RESTAURANT (Business only)** **NEW**  
 • Asking: \$119,000  
 • Rent: 1,550/month including water  
 • Business hour: Mon to Fri only 7 AM to 2 PM  
 • Very easy to operate • Located in Red Deer

**CONVENIENCE STORE (In Calgary)**  
 • Asking: \$139,000  
 • Sale: \$900,000 (Lotto included)  
 • Rent: \$2,800/mon • In Calgary



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