



샘 김 부동산

403-771-7694

Office: 403-247-7770
samkimyyyc@gmail.com

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/snlMTbqc>

◎ 광고 되는 리스팅 외에
다른 매물 역시 문의 가능합니다.

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

Commercial (Property included)

■ Car wash

- Asking \$2.2 mil
- Sale: \$450,000 (2019), \$470K (2020)
- before Covid and \$370K (2022)
- 1 Touchless bay & 2 detailing shop
- Land: 0.90 acres, Building: 4,836 sqft.
- Redevelopment vacant lot
(approx. -0.4 Acres)
- 1.5 hours from Calgary & Edmonton

■ Office property for Sale

- Asking \$898,000
- West End downtown, Luxury mixed-use
high rise condo building
- 3,846 sqft. 12 office rooms, a boardroom.
- Located Free Fare Zone
in downtown Calgary

■ Retail Investment

- Asking \$899,000
- Gross rental income \$7,350/month
- Triple net, 5 units leased
- 3 hours from Calgary

■ Retail Condo Unit **NEW**

- Asking \$450,000
- 703 sqft. \$580 condo fee
- Great exposure, high density residential
population and households
- Also available for lease
- Lease \$28 & OP cost \$18.21 (includes gas,
water, sewer, garbage. Excludes electricity)
- Located in Beltline Calgary

■ Motel

- Asking \$950,000
- 14 rooms, bar & liquor store,
cannabis store, VLT (14),
leased restaurant.
- Sale: \$650,000
- 9 hours from Calgary

Commercial (Business Only)

■ Korean BBQ **UPDATED** Restaurant

- NEW asking price \$300,000
- Sale \$650,000 & approx. \$900,000
before Covid.
- 100-120 seats. 3,883 sqft. \$6,795 rent.
- Located on a busy road in South Calgary.

■ Coffee Shop **NEW**

- Asking \$189,000
- Sale over \$400,000 expected in 2023.
\$300,000 in 2022
- 1,652 sqft. \$3,686 rent
- Located near government and
public service building
(City hall, library, theater etc)
- 20 Minutes from Edmonton

■ Japanese Restaurant **NEW**

- Asking \$219,000
- Sale: approx. \$640K
- 1,800 sqft. 44 seats
- Rent: \$5,460 (gst included)
- 1.5 hours from Calgary & Edmonton

■ Sushi Restaurant **NEW**

- Asking \$89,900
- Sale: approx. \$250,000
- Approx. 1,050 sq.ft. Seat: 26
- Gross rent: \$4,500
(included op. cost & water).
- 3 years + 5 years option to renew
- Korean cuisine is approved by the
landlord. • in SW Calgary strip mall.

■ Restaurant management Opportunity in Calgary

- Security Deposit \$50,000
- Management Fee \$3,000 /month
- Approx. 100 seats, 4,000 sqft.

Residential

■ Detached House **COMING SOON** in Seton SE Calgary

- Asking: \$789,000
- 2022 Year built. Brand New home.
Currently used for Builder's showhome.
- 2 Storey. 2,103 sq ft. 3-bed, 2.5-bath,
Double garage attached.
- Approx. \$120,000 upgrades.

■ Detached House **NEW** in Grande Prairie Alberta.

- Asking \$849,000
- 2008 year built. 0.52 Acreage lot.
- Bungalow. Walk-out basement
2,263 sq ft 4-bed, 3-bath.
Triple garage attached.
- MLS: A2065464

■ Townhouse **NEW** in Coach Hill SW Calgary

- Asking \$459,000
- 1988 year built.
- FULLY renovated in 2023.
- 3-Storey. 1,247 sq ft. 3-bed, 2.5-bath.
Single attached garage.

이런 비즈니스를 찾습니다
매매를 원하시는 오너분들 연락주세요

■ \$1 mil 미만의 Liquor store,
bottle depot

■ 영업 중이거나 업종 변경 가능 한
일식 혹은 한식당. 1,000-1,500 sqft.

■ 영업 중이거나 업종 변경 가능 한
Cafe 혹은 자리. 1,000 sqft 미만

■ Take out 가능한 식당 자리
1,000 sq ft 미만.