



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/
snIMTbqc](https://open.kakao.com/o/snIMTbqc)

◎ 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 **NEW**

- 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 **NEW**

- 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

■ Car wash **UPDATED**

- Asking \$1.95 mil
- Sale: \$480,000 (2024) \$420,000 (2023)
- 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

■ Retail Condo Unit

- 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 **UPDATED**

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

Commercial (Business Only)

■ Gas Station **NEW**

- Asking \$299,000
- Sale: \$2.6 mil (gas \$1.3 mil + instore \$1.3 mil)
- Rent: \$7,000 + Operating cost \$950 (+/-)
- 2,800 sqft
- 5 x full time & 1x part time (owner works 16 hours/ week)
- Gas supplier contract ends in 2027
- 50 minutes from Calgary

■ Restaurant (Western breakfast) **NEW**

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

■ 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

Residential

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

■ Detached House in Cranston **NEW**

- Asking \$725,000
- 2006 year built. 1,765 sq ft.
- 4-bed & 3.5-bath, 2 Storey
- Close to School and shopping mall. Easy access from major highways
- A2174212

■ Condo in Royal Oak **NEW**

- Asking \$384,900
- 2005 year built. 945 sq ft.
- 2-bed & 2-bath
- TWO SIDE BY SIDE PARKING
- A2175775



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.