



**샘 김 부동산**

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**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/5n1MTbqc>

◎ 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 **UPDATED**

- Asking \$129,000
- 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

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.

## ■ 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

## ■ Korean Restaurant

**NEW !!!**

- 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

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

## Residential

### ■ Townhome in Panorama Hill NW **UPDATED**

- 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 **UPDATED**

- 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

### ■ Townhome in Cochrane NW **UPDATED**

- 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

- 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

### ■ Detached house in Mahogany

- Asking \$649,000
- 2022 year built, 1,451 sqft
- 3-bed & 2.5-bath
- Immediate possession available.
- MLS: A2235928

**NEW !!!**