



**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/snlMTbqc>

◎ 광고 되는 리스팅 외에  
다른 매물 역시 문의 가능합니다.

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

**Commercial (Property included)**

- **Motel** **NEW !!!**
  - Asking \$4.3 mil
  - 32 Rooms, 21 VLT's, Bar, Liquor store & 2 x lease restaurant
  - Total Revenue: \$2 mil
  - Full renovation in 2020
  - 1.5 hours from Calgary

- **Motel in BC** **NEW !!!**
  - Asking \$2.5 mil
  - Sale: approx. \$400,000
  - 24-unit motel with 7 RV + sites on two separate lots totalling 2.28 Acres
  - 5 or more RV sites can be added
  - 2 bed manager's suite
  - 7.5 hours from Calgary

- **Grocery & Liquor store**
  - Asking \$649,000
  - Sale: over \$1 mil
  - Size: Store (2,827 sqft)  
Storage & 3-bed, 2-bath LIVING QUARTER (2,430 sqft)
  - 1.5 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

**Convenience store UPDATED**

- Asking \$99,000
- Sale: \$500,000 (2025), 860,000 (2024), \$735,000 (2023)
- Size: 1,600 sqft
- Lease: until Feb 2028 + 5 years option
- NW Calgary

**Korean Restaurant NEW !!!**

- Asking \$250,000
- Sale: \$470,000's
- Rent: \$3,690. Term: April 2028 + 5 years option to renew
- Mon - Sun: 11 am - 8 pm. Closed Tuesday
- 4 x part time (Summer) & 2 x part time (Winter)
- 1.5 hours from Calgary & Edmonton

**Korean Restaurant (일식당 변경 가능)**

- Asking \$149,000
- 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.

**A BIG PRICE DROP**

**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

**Liquor Store**

- Asking \$Inventory Only. approx. \$150,000
- Sale: \$900,000
- Rent \$3,800 including utilities
- 1.5 hours from Calgary

**STOCK MANAGEMENT (LIQUOR STORE) NEW !!!**

- Sale: \$ 1mil
- Rent: \$5,000/month
- Inventory: approx. \$200,000 can be adjusted
- 2.5 hours from Edmonton

**Residential**

- **Townhouse in Walden Calgary** **NEW !!!**
  - Asking \$519,000
  - 2016 year built, original owner
  - 1,702 sqft, 4-bed & 2.5-bath
  - A/C, Great location, close to Shopping mall • A2291441

- **Detached home in Mahogany Calgary** **NEW !!!**
  - Asking \$609,000
  - 2021 year built • 3-bed & 2.5-bath
  - Solar panel, Immediate possession available. • A2291460

- **Condo in Seton Calgary** **NEW !!!**
  - Asking \$389,000
  - 2019 year built • 2-bed & 2-bath
  - South facing living room, 2-TITLED PARKING • A2291492

- **Townhome in Douglasdale Calgary**
  - Asking \$529,000
  - 2021 year built, 1,484 sqft
  - 2-bed & 2.5-bath
  - Close to Quarry Park & YMCA
  - A2273716

- **Condo in Mahogany Calgary**
  - Asking \$319,000
  - 2018 year built, 616 sqft
  - 2-bed & 1-bath • A2274692

• 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.