



샘 김 부동산

403-771-7694

Office: 403-247-7770
samkimmyc@gmail.com
samkimmyc.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/5nIMTbqc>

◎ 광고 되는 리스팅 외에
다른 매물 역시 문의 가능합니다.

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

Commercial (Property included)

■ Motel

- 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

- 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

Commercial (Business Only)

■ Coin Laundry **NEW !!!**

- Asking \$180,000
- Sale: \$135,000 (2025), \$160,000 (2024) & \$150,000 (2023) • 19 x Washer & 19 x Dryer
- Rent: \$5,230 includes operating cost (Base rent \$3,276)
- Lease: \$1,638 sqst. until May 2031 + 5 years option to renew. (May 2036) • In Calgary

■ Convenience Store **NEW !!!**

- Asking \$35,000
- Owner set up the business in June 2023
- Sale: approx. \$120,000
- Lease: 677 sq.ft. \$2,100/month, including all utilities.
- 9 am - 8 pm on Monday to Saturday. Sunday close
- In Edmonton

■ 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

■ Korean Restaurant **UPDATED**

- Asking \$199,000
- 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 **UPDATED**

- Asking \$299,000
- 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

Residential

■ Condo in Windsor Park Calgary **NEW !!!**

- Asking \$235,000
- 1982 Year built, 866.70 sqft • 2-bed & 1-bath
- Walking distance to Chinook shopping mall
- A2314117

■ Detached house in Nolan Hill **NEW !!!**

- Asking \$635,000
- 2014 year built, 3-bed & 2.5-bath
- South facing backyard
- Immediate possession available • A2300980

■ Detached house in Sage Hill **NEW !!!**

- Asking \$594,900
- 2009 year built, 3-bed & 2.5-bath
- South facing backyard • A2300264

• 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.