



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/snIMTbqc>

◎ 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)

■ Dry Cleaning Depot **NEW !!!**

- Asking \$110,000
- Sale: approx. \$110,000 (Over \$150,00 before Covid)
- Rent: \$1,125 (Base Rent) + GST + Op cost = \$1,876 includes gas & water. Excludes electricity.
- 300 sqft. Lease until May 2030 (has been renewed every 5 years since 2010) • In Calgary

■ Gas Station

- Asking \$980,000 (Building & Gas station business and related operating assets only) • Sale: approx. \$1.8 mil
- Lease: \$3,000/month + property \$860/month. Until July 2030 + (2x 5 years option to renew)
- 3 x pump with 10 x nozzle, 2 x above tank
- Land 12,000 sqft & building 850 sqft
- Current owner since Feb 2025
- 1.5 hours from Calgary & Edmonton

■ Franchise Restaurant in Shopping Mall food court

- Asking \$670,000 • Sale: approx. \$1.1 mil
- Lease: \$15,000 including all utilities & a storage.
- Franchise & Lease until Sep 2036
- 3 x full time & 5 x par time. Owner 8 am - 1 pm (Mon - Sat)
- Current owner for 10 years
- 1.5 hours from Calgary & Edmonton

■ Coin Laundry

- 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 sqft. until May 2031 + 5 years option to renew. (May 2036) • In Calgary

■ Convenience Store

- 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

■ Korean Restaurant

- 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

- 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

■ Detached house in Douglasdale **NEW !!!**

- Asking \$659,000
- 1986 Year built, 1,676.50 sqft
- 3-bed & 3.5-bath • Immediate possession available
- Additional Gated parking with Concrete pad
- A2331643

■ Condo in Windsor Park Calgary

- 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 **UPDATED**

- Asking \$615,000
- 2014 yearbuilt, 3-bed & 2.5-bath
- South facing backyard
- Immediate possession available • A2300980

■ Detached house in Sage Hill **UPDATED**

- Asking \$579,000
- 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.