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## 123 ANY MUSICWORKS NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34010


**MLS ID:**  
A2286256

**\$159,000**



 **PETER NAM**  
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 123 Any Musicworks NW, Calgary , Alberta T3A 4Y4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 58	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Edgemont	<b>Year Built</b> 1980
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1602.00	<b>Building Area (Sq. M.)</b> 148.83	<b>Inclusions</b> tables and chairs.
<b>Restrictions</b> Landlord Approval,Lease Restriction	<b>Reports</b> Pro-Forma	

Premium Music School & Retail Boutique in Prime NW Calgary. Unlock a turnkey opportunity to own a thriving franchise location of one of Western Canada's fastest-growing music and education brands. Located in the heart of the affluent NW community, this Musicworks Canada branch offers a diversified revenue model that blends artistic passion with consistent, recurring business income. • Dual-Revenue Stream: Unlike traditional music schools, this business generates income from both personalized music instruction (piano, guitar, violin, drums, vocals) and a curated retail/rental department featuring top-tier brands like KORG and Yamaha. • Integrated Tutoring Services: Expand your market reach with the proprietary SPRIX Tutoring program, offering academic support in Math (AI-driven), Science, and Coding, making this a true "one-stop-shop" for family educational needs. • Proven Franchise Systems: Benefit from a "low-cost, high-growth" model with established operational workflows, national marketing support, and a collaborative network of 25+ locations across Alberta and BC. • Turnkey Assets: The sale includes professional instrument setups, sound-treated lesson rooms, a modern retail showroom, and an existing roster of experienced, passionate instructors. The location is one of Calgary's most densely populated residential areas with a high concentration of families who prioritize extracurricular excellence.

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