

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 123 Any Musicworks NW, Calgary , Alberta T3A 4Y4

Transaction Type For Lease	Days On Market 66	Lease Amount 38.00
Lease Frequency Annually	Subdivision Edgemont	Year Built 1980
Structure Type Other	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1602.00	Building Area (Sq. M.) 148.83	Inclusions tables and chairs.
Restrictions Landlord Approval,Lease Restriction	Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.