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5149 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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 403-287-3880

 5149 Musicworks NW, Calgary , Alberta T3A 4Y4

Transaction Type For Lease	Days On Market 112	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.

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