



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**123 Any Musicworks NW
Calgary, Alberta**

MLS # A2286256



\$159,000

Division: Edgemont

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,602 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: tables and chairs.

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.