

# \$4,800,000 - 38 Athabasca Avenue, Devon

MLS® #E4417818

**\$4,800,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Devon, Devon, AB

Prime commercial building for sale with C1 General zoning. Ideal for attracting top tenants with diverse usage options including doctor/dental offices, pharmacy, fast-food service, cannabis store, liquor store, beauty salon, and more. Corner location on Athabasca Ave & Erie Street offers excellent visibility. Featuring 9 storefront bays with abundant windows, a common area pylon sign, and ample street parking. Perfect investment opportunity in a high-traffic area.

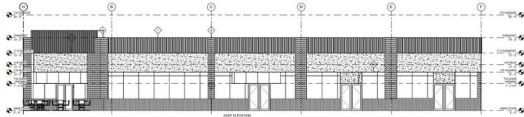
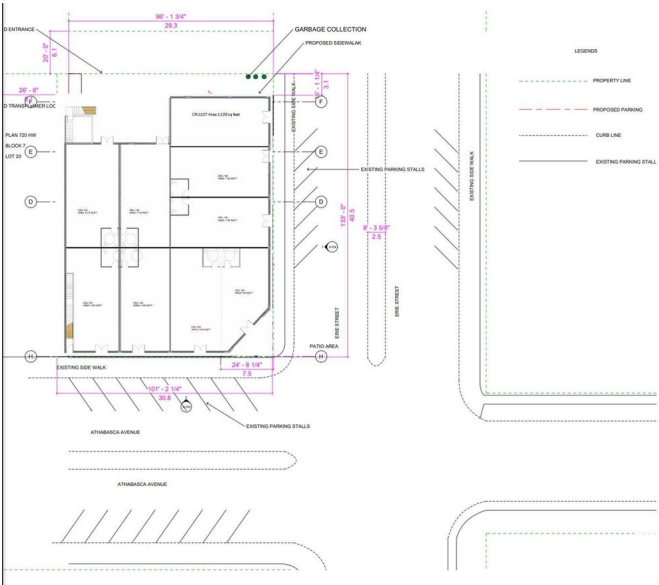
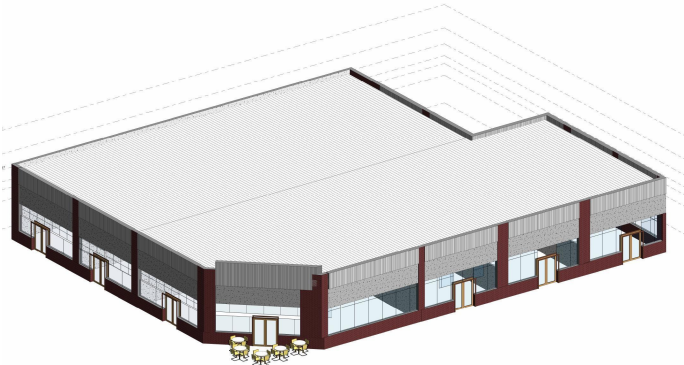
Built in 2025

## Essential Information

MLS® #	E4417818
Price	\$4,800,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Retail
Status	Active

## Community Information

Address	38 Athabasca Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA



Province	AB
Postal Code	T9G 1G2

**Exterior**

Exterior	Block, Concrete, Metal
Construction	Block, Concrete, Metal

**Additional Information**

Date Listed	January 13th, 2025
Days on Market	96
Zoning	Zone 92

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Listing information last updated on April 19th, 2025 at 4:17am MDT