# **\$0 - 38 Athabasca Avenue, Devon**

MLS® #E4417817

### \$0

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Devon, Devon, AB

EMPORIA Cru units are available for pre lease with C1 General zoning from 900sf to 5000sf. 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 location to start your business in a high-traffic area.

Built in 2025

### **Essential Information**

MLS® # E4417817

Lease Rate \$34 Bathrooms 0.00

Acres 0.00

Year Built 2025

Type Retail

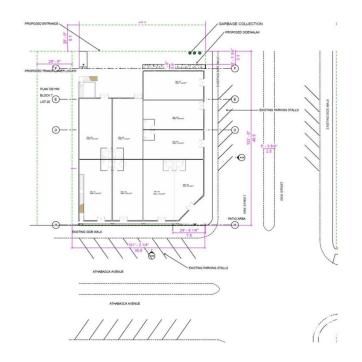
Status Active

## **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 277

Zoning Zone 92

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Listing information last updated on October 16th, 2025 at 9:32pm MDT