

\$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.

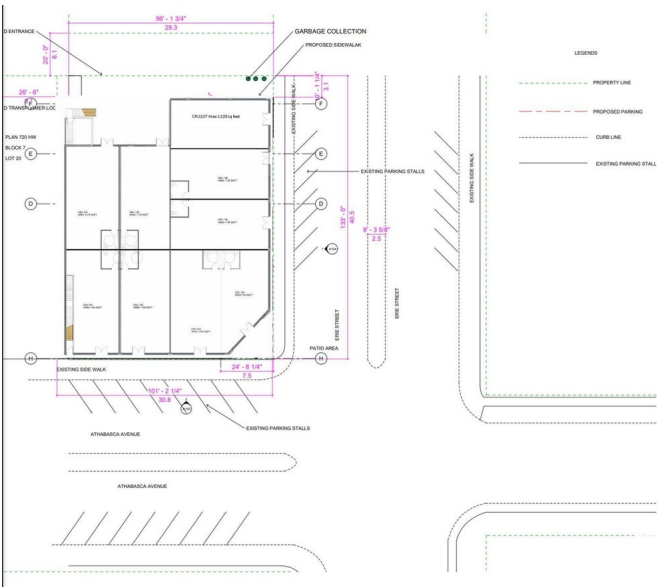
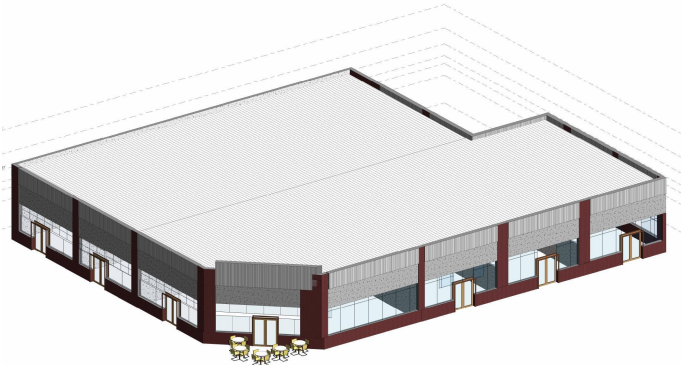
Built in 2025

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 226
Zoning Zone 92

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Listing information last updated on August 27th, 2025 at 3:33pm MDT