\$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

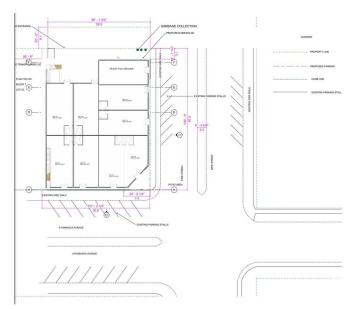
Bathrooms 0.00
Acres 0.00
Year Built 2025
Type Retail
Status Active

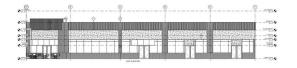
Community Information

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 291

Zoning Zone 92

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Listing information last updated on October 31st, 2025 at 7:02am MDT