

# \$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.

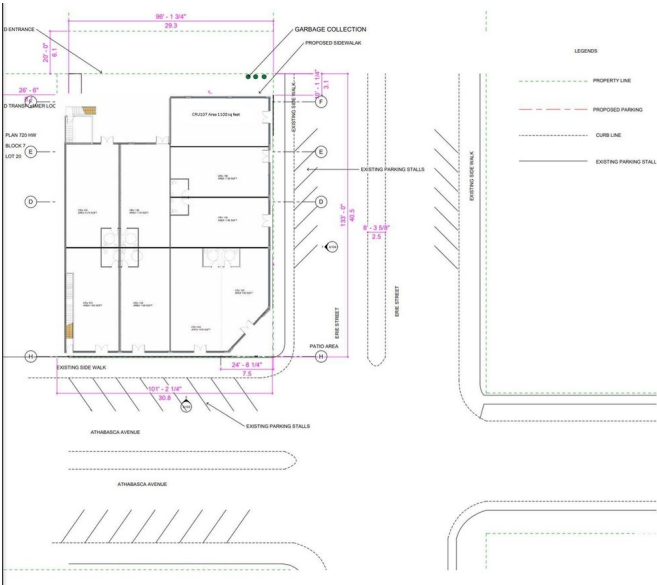
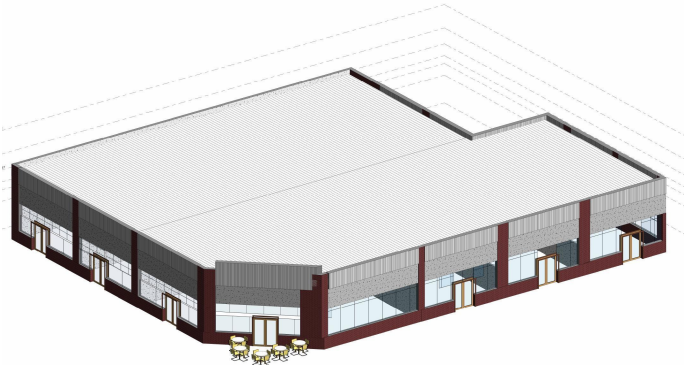
Built in 2025

## 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 239  
Zoning Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 9th, 2025 at 7:47pm MDT