

\$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.

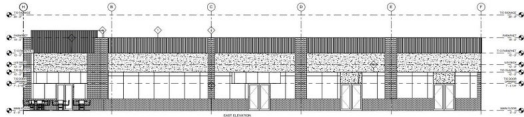
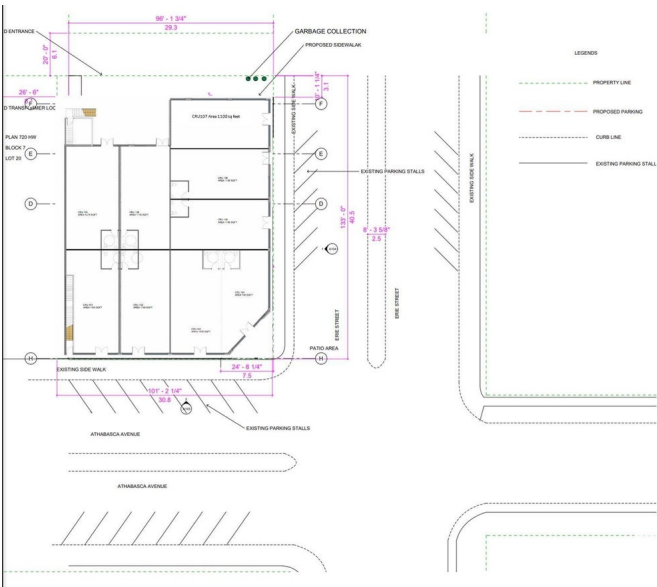
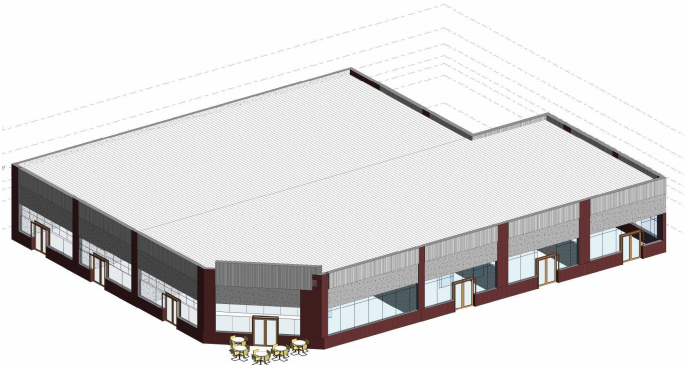
Built in 2025

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 269
Zoning Zone 92

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Listing information last updated on October 9th, 2025 at 3:32am MDT