# \$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

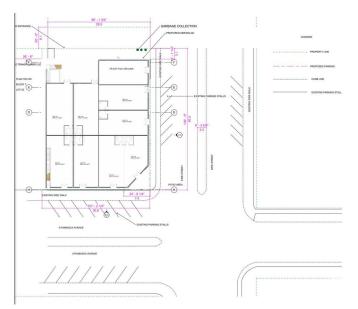
Bathrooms 0.00
Acres 0.00
Year Built 2025
Type Retail
Status Active

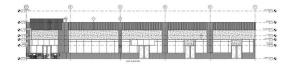
## **Community Information**

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 87

Zoning Zone 92

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Listing information last updated on April 10th, 2025 at 5:48pm MDT