

\$0 - 38 Athabasca Avenue, Devon

MLS® #E4417817

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Devon, Devon, AB

EMPORIA Cru units are available for pre lease with C1 General zoning from 900sf to 5000sf. 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 location to start your business in a high-traffic area.

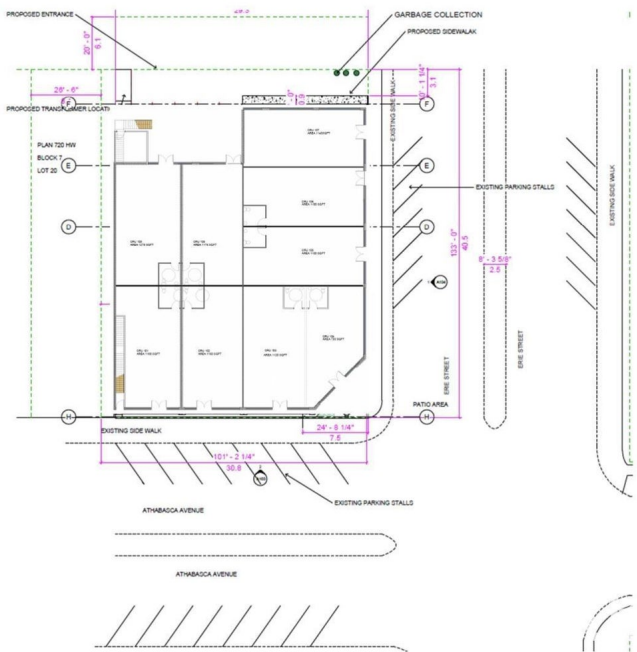
Built in 2025

Essential Information

MLS® #	E4417817
Lease Rate	\$34
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	280
Zoning	Zone 92

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Listing information last updated on October 20th, 2025 at 5:32am MDT