

# \$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.

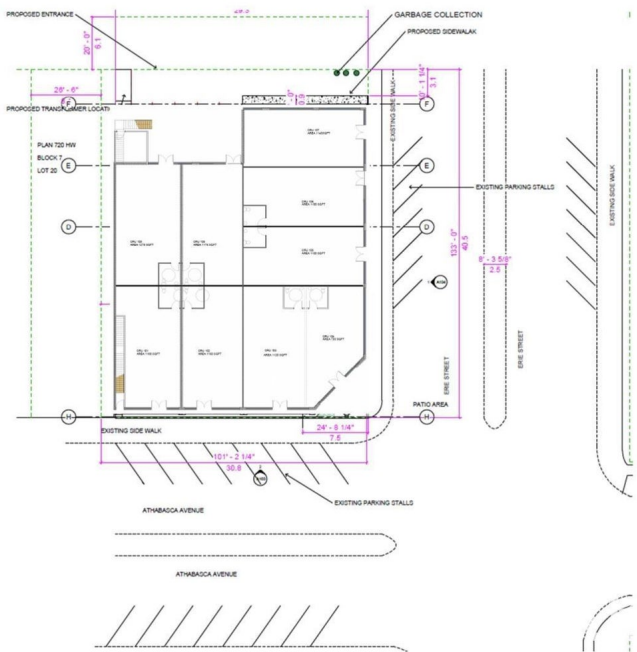
Built in 2025

## 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 | 262                |
| Zoning         | Zone 92            |

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Listing information last updated on October 2nd, 2025 at 3:17pm MDT