



17 ATHABASCA AVENUE | DEVON, AB | RETAIL BAY

PROPERTY HIGHLIGHTS

- Vacant retail bay, fully gutted and ready for customized tenant improvements
- Abundant parking
- Ideal for a variety of uses including but not limited to; medical clinic and pharmacy, dentist, hair salon/spa, quick serve restaurants, coffee shops and many more!
- Quick access to Devonian Way and Athabasca Avenue
- Professionally managed building
- Landlord will also consider building brand new build-to-suit building on property

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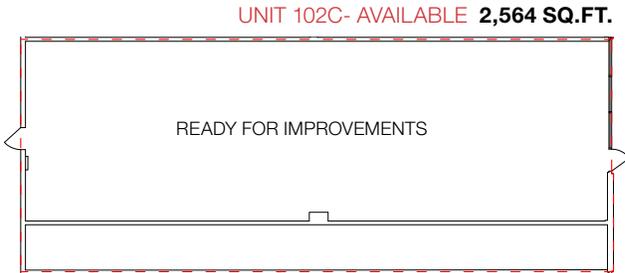
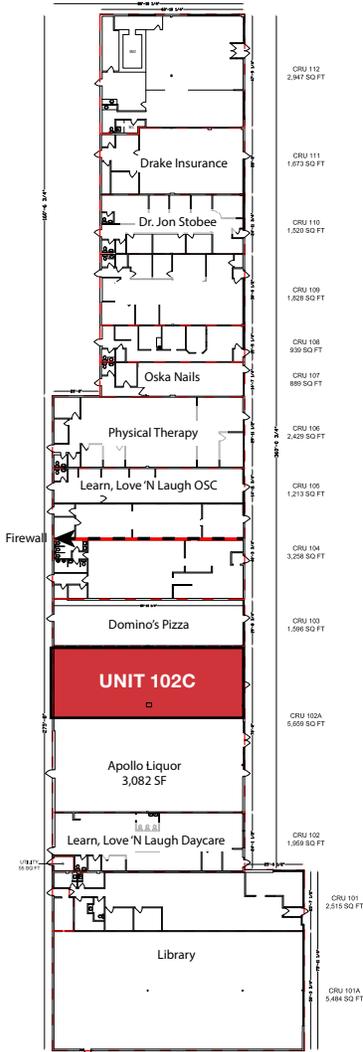
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ADDITIONAL INFORMATION

SIZES AVAILABLE	2,564 sq.ft.±
LEGAL DESCRIPTION	Lot 53 Block 8 Plan 5230TR
POSSESSION	Immediate
LEASE RATE	Market
OPERATING COSTS	\$5.50/sq.ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, and management fees
TENANT IMPROVEMENT ALLOWANCE	Negotiable
ZONING	C1 (General Commercial)
LEASE TERM	3-10 years



LOCATION	TRAVEL TIMES
John Maland High School	2 min drive
Devon Community Centre	3 min drive
Edmonton International Airport	18 min drive
Leduc City Centre	21 min drive