

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Inverness Flex/Office Investment Building For Sale



www.FullerRE.com

67 Inverness Dr. East  
Englewood, CO 80112

Offered at:  
\$3,250,000



- BUILDING SIZE:** 54,700 SF Flex Building
- UNIT A SIZE:** 17,032± SF (6 Units - Condo Ownership)
- YOC:** 1997
- CITY/COUNTY:** Englewood / Arapahoe
- PARKING RATIO:** 4:1,000
- LOADING:** 3 Drive-In Doors (10'x12')
- CEILINGS:** 14' Clear Height, 16' to Roof Deck
- TENANT:** GolfTec World HQ (KEEP CONFIDENTIAL)
- OCCUPANCY:** 100% (November 2025 lease expiration)
- CAP RATE:** 7.11%
- NOI:** \$231,351
- SALES PRICE:** **\$3,250,000** (\$190/sf)



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(303) 534-4822

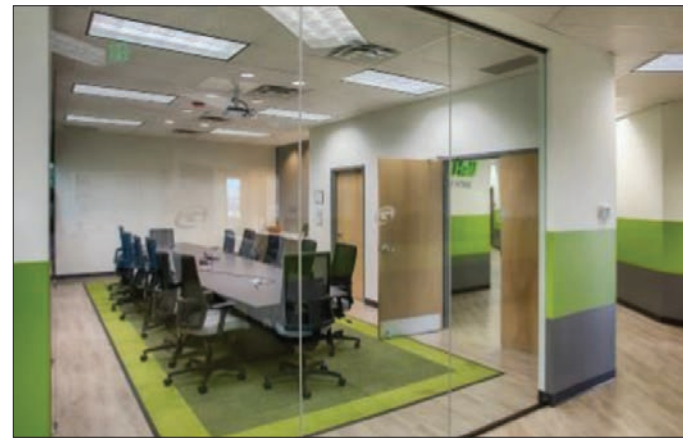
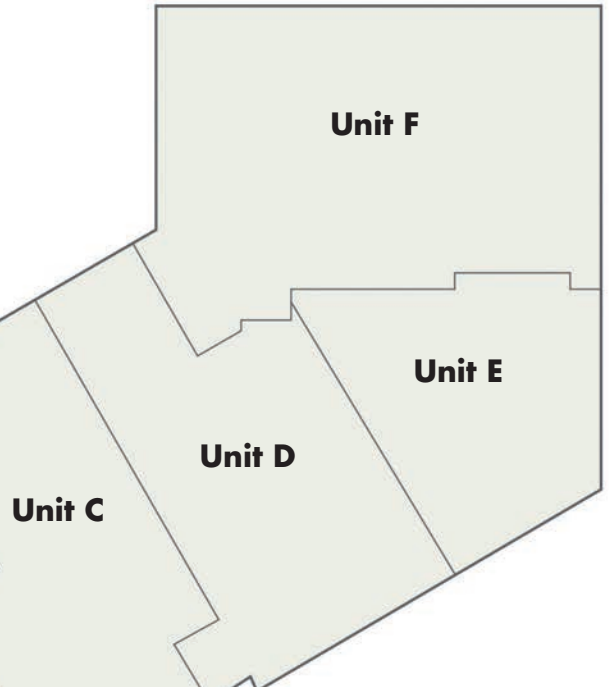
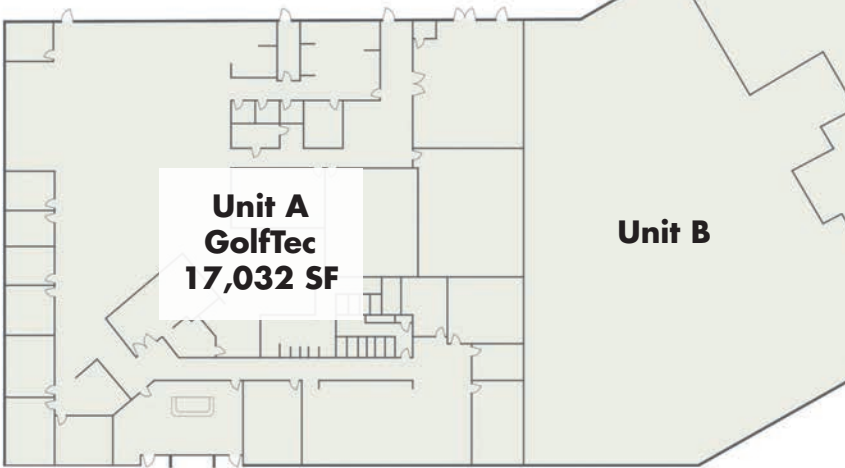
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Contact David for an  
Offering Memorandum

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Floorplan provided as a visual representation only and may not be accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,970	64,730	231,455
Households	3,334	27,035	93,919
Average HH Income	\$120,354	\$129,053	\$130,030
Median Age	34.10	36.60	38.00
Traffic	27,416 vpd at E. Easter Ave & S. Lima St.		

Source: CoStar 2020