

# Inverness Office Condo For Sale

88 Inverness Circle East., Bldg. F, Englewood, CO 80112



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**\$275,000**

## PROPERTY INFORMATION

<b>Unit F-106:</b>	1,231± Sq.Ft.	<b>Ownership:</b>	Single Owner
<b>YOC:</b>	2002	<b>Construction:</b>	Brick / Masonry
<b>Property Taxes:</b>		\$7,109.98 (2023)	

## NARRATIVE

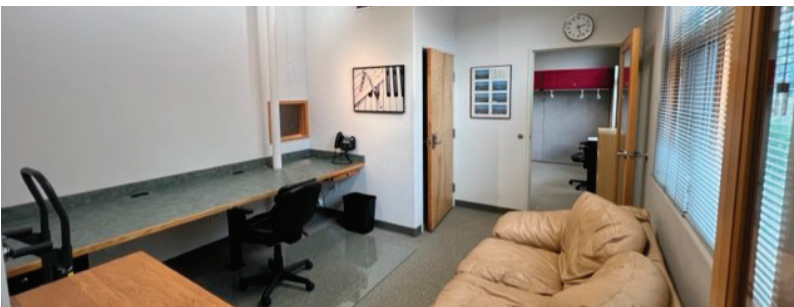
Located in the prestigious Inverness Business Park of southeast Denver, this 1,231± SF office condo offers a prime and desirable business address. Situated in a multi-building office condominium complex known as the Office Court at Inverness, the condo offers 2 private offices, kitchenette, 2 open spaces, and an ADA approved private bathroom. The previous owner was a recording studio that installed fiber, Ethernet and Cat 6. The office affords good access to I-25 via Dry Creek Rd. There are numerous retail and restaurant establishments within minutes of the property, including the Park Meadows Mall. Walmart and Arapahoe Rd. are located approx. ½ mile to the north. Inverness has a monthly HOA fee of \$315.

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

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	7,629	71,038	233,493
Households	4,027	29,627	94,713
Median HH Income	\$105,623	\$110,486	\$110,178
Median Age	36.60	38.90	39.20
Traffic	37,894 vpd - Dry Creek at Inverness		