



Denver – Nexus Commercial Realty, LLC, has closed the sale of The Duke and Duchess Apartments, an 18-unit multifamily property for the sale price of \$3,385,000. Austin Smith of Nexus represented the Seller, and Adam Riddle of Nexus represented the Buyer.

The Duke and Duchess buildings are located at 1560 and 1570 S. Albion St. in Denver, CO. The beautiful 18-unit property is in the strong Glendale submarket. The unit mix is 16 2-bedroom/1-bathroom units and two 1-bedroom/1-bathroom units.

The property sits at a very central location near Colorado Station, the light rail station at Colorado Blvd., Interstate 25 and Cherry Creek. There is easy access to retail and shops along Colorado Blvd. as well.

The buyer plans to operate the property at a high level and is adding the building to his portfolio of apartments buildings in the Denver Metro area. The units have been recently renovated along with the gated common area for the tenants and pets. The seller will be using the proceeds to complete a 1031 exchange.

Please call or email today to find out how we are different than the average apartment advisors.

About Nexus Commercial Realty, LLC:

Nexus is a full-service firm for the commercial real estate industry in Denver. Specializing in high caliber solutions developed for owners and investors, we deliver specialized services such as acquisitions, dispositions, seller representation, buyer representation, and consultation regarding commercial properties. We provide high caliber services to owners and investors delivered with the focused attention only a privately-owned firm can offer. With over 25 years of combined experience, our Colorado roots are deep because our market experience in commercial real estate is firsthand. This positions us to help clients reach their business and financial goals while ensuring their best interests are always protected. As a team, we might not appear as your typical brokerage - and that's by design. Even though we've been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned. This reduces internal competition and makes us more productive on a per broker/agent basis. We love coming to work every day because we love helping our clients achieve their goals. You might find us in jeans instead of slacks, outside meeting people instead of in our office. We do things differently because we are different.

For more information, please visit www.nexus-cr.com.