

Denver – Nexus Commercial Realty, LLC, has closed the sale of 2860 W 32<sup>nd</sup>, a 37-unit multifamily property for the sale price of \$7,500,000. Austin Smith of Nexus represented the Seller, and Brandon Kaufman & Nik MacCarter of Nexus represented the Buyer.

The Flats on 32<sup>nd</sup> is a 24,069 SF building that consists of 10 studios, 5 one-bedrooms, and 22 two-bedroom units. The exterior walk-up apartments feature off-street tenant parking and a fenced courtyard with greenspace.

The property is located in the heart of the Highlands neighborhood, near the intersection of West 32<sup>nd</sup> Avenue & Federal Boulevard. The building sits near Highland Park and is blocks from the Highlands Square District. Lined with popular restaurants and bars, bookstores and boutiques, and Victorian era homes, the Highland neighborhood's distinct character makes it one of the most sought-after urban neighborhoods in Denver.

The seller has put significant capital into the mechanics of the building recently and is capitalizing on the appreciation of the location and building over the last five years. The buyer plans to continue to operate the building at a high level as well as inject capital into the units to create the best community for the tenants.

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](http://www.nexus-cr.com).