

Denver – Nexus Commercial Realty, LLC, has closed the sale of 5840 Pierce Street, a 2,392 SF fourplex for the sale price of \$640,000. Austin Smith of Nexus represented the Seller in the transaction.

The building consists of four 1-bedroom/1-bathroom units. The property features individual patios, greenspace in the back, and off-street tenant parking. The units are individually metered for gas and electric.

The property is located at the intersection of Pierce Street & West 58th Place in Arvada, with proximity to I-70. 5840 Pierce street is less than a mile from Olde Town Arvada, a historic district lined with restaurants and boutiques.

The seller is divesting some real estate holdings at this point and the buyer plans to renovate the units and increase the rental rates to market.

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.