



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 413 & 425 County Road 21, Woodland Park, with a combined 17+ acre property including The Wishing Well Motel, six mobile homes, one duplex and one residential house for the sale price of \$1,600,000. Patrick Knowlton of Nexus represented the Seller, The Wishing Well LLC.

The 413 & 425 County Road 21 property was built in 1957, just South of downtown Woodland Park. The property is two separate parcels including one mobile home and a duplex with approximately 5 acres of land on one parcel, and The Wishing Well Motel with 14 units, five mobile homes and a residential house on the other parcel.

The property is conveniently located just south of downtown Woodland Park off of highway 24, and 20 minutes West of Colorado Springs. The cross streets are County Road 21 and Wade Ct, Woodland Park, CO.

The seller plans to move his proceeds into his properties in Hawaii.

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).