



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 445 W Van Buren, a 3,712 sq ft 4-plex for the sale price of \$555,000. Patrick Knowlton of Nexus represented the Seller in this transaction.

The property was owned in a trust and consisted of all 900 sq ft 2 bed, 1 bath units. The Van Buren owner did a great job renovating the property and had a new roof, new furnaces, windows, landscaping, gutters and recently remodeled two of the units.

445 W Van Buren is conveniently located just north of the desirable Old North End neighborhood and within walking distance to the Lincoln School which boasts new retail and restaurants as well as Penrose Hospital.

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.