



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 435 W Van Buren, a 4 plex just north of downtown and the Old North End neighborhood for the sale price of \$493,500. Pat Knowlton of Nexus represented the Buyer, Blue Bear Partners LLC.

The 435 W Van Buren property consists of all 2 bed 1 bath units in a great area of town with two of the four units renovated. The property boasts fireplaces, walkout decks from the kitchens and walkout basements on the ground floor units.

The 435 W Van Buren is conveniently located W Van Buren and Main St. This popular area of town is walking distance to the trendy Lincoln School Square and Penrose St. Francis Hospital. Within the Lincoln School is Goat Patch Brewery, Café Red Point, Lincoln St Barbers and other new retail.

The buyer plans to renovate the property and enjoy the steady cashflow from this asset.

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.