



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 5540 Bowden Loop, a 4-unit apartment consisting of 3,536 sf for the sale price of \$530,000. Lee Wagner of Nexus represented the Seller, Pat Knowlton of Nexus represented the Buyer.

This 4-unit multifamily property boast large 2 bedroom and 1 bathroom units. Recent improvements include: stainless steel appliances, new tile, updated lighting and plumbing fixtures as well as a newer roof.

5540 Bowden Loop is conveniently located nearby Peterson AFB and the intersection of Palmer Park Blvd & Powers Blvd.

Seller plans to 1031 exchange into a larger multifamily investment. Buyer plans to enjoy the monthly cash flow and continue to improve the property.

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.