

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 3126 N Hancock Avenue a 8,328 sq ft, 12 unit complex just south of UCCS and close to E Fillmore St for the sale price of \$895,000. Pat Knowlton of Nexus represented the Seller, 3126 Hancock LLC, as well as the Buyer, RM Properties, LLC.

The 3126 N Hancock Ave property consists of nine 1 bed 1 bath unit,s and three 2 bed 1 bath units. It is great area located within minutes from Interstate 25 and right across the street from a local public school. The property has an abundance of off street parking and is well maintained.

3126 N Hancock Ave is conveniently located N Hancock Ave and 4th Street. This area is central to E Fillmore St, N Nevada Ave and N Union Blvd. Hiking trails are within walking distance that can lead to the beautiful Palmer Park area.

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.