

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 4060 Airport Road, a renovated brick style 4 unit at 3,008 sq ft for the sale price of \$432,000. Lee Wagner of Nexus represented the Seller.

This value add opportunity offers immediate room for rent growth and bill back of utilities. Two out of the four 2 bed 1 bath units have been renovated and all units come with washer dryer hookups.

4060 Airport Road is conveniently located directly on Airport Road which offers direct access to S Powers Blvd, S Academy Blvd and S Union Blvd. Heading East of the property is access to Colorado Springs Airport and Peterson Air Force Base and heading West from the property offers access to Memorial Park.

Seller plans to explore alternative ventures in real estate with his proceeds.

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.