

Denver – Nexus Commercial Realty, LLC, has closed the sale of 4583 Everett St, a 2,944 square foot, 4-unit building for the sale price of \$800,000. Gunnar Wilson of Nexus represented the Seller.

The property consists of 4-2bed/1bath units and went under contract after the first day on the market at full ask price.

4583 Everett is conveniently located in the Mansfield region of Wheat Ridge.

The buyer plans to enjoy the in-place cashflow of the building and the seller is planning on completing a 1031 exchange into a property with more units.

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](http://www.nexus-cr.com).