



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 1919 Henderson Ave, a 3,400 sq ft 4 unit for the sale price of \$608,000. Patrick Knowlton of Nexus represented the Seller, Jeffery Dimmen represented the Buyer.

This property consists of nicely renovated 2 bed 1 bath units in the desirable Westside with stunning views of Pikes Peak. This exceptional value add 4 plex already has great in place rents making this a opportunity for potential investors.

1919 Henderson Ave is conveniently located off N 19<sup>th</sup> Street and Henderson Ave. This property is directly off Unitah Street and is nestled in the heart of Old Colorado City area. The location is minutes away from Garden of the Gods and Downtown Colorado Springs.

The Buyers plan to 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](http://www.nexus-cr.com).