



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 831-903 Fontmore Road, a 7,752 sq ft 10 unit for the sale price of \$1,460,000. Pat Knowlton of Nexus represented the Seller, Happy Dawn Properties LLC, Lee Wagner represented the Buyer, Fontmore Captial LLC.

Located by Garden of the Gods and Pleasant Valley, this three 1 bed/1 bath and seven 2 bed/1 bath is an incredible opportunity for investors. The property offers clean and updated units with plenty of off street parking for tenants, plus plenty of outdoor spaces to enjoy the stunning Pikes Peak views the property has at its front door.

831-903 Fontmore Road is conveniently located directly off of Fontmore Road. The property is steps away from two major grocery store chains, restaurants and strip malls. Close to public transit and easily accessible to Highway 24 and Interstate 25.

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.