



Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 1016 Magnolia St, a 3,480 sq ft 4 unit for the sale price of \$575,000. Lee Wagner of Nexus represented the Seller, Jeffery Dimmen of Nexus represented the Buyer.

This newly renovated property is in a perfect location being Near University of Colorado at Colorado Springs. The property currently has great in-place rental income. Units have been recently renovated and a new exterior deck has been added.

1016 Magnolia Street is conveniently located directly off Magnolia St from Mariposa St. The property is within minutes from the beautiful Palmer Park and University Village Center.

Seller plans to continue to invest within the Springs market and improve their investment portfolio. Buyer plans 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).