

Denver – Nexus Commercial Realty, LLC, has closed the sale of The Timber Ridge Apartments, a 4-building, 40-unit multifamily property for the sale price of \$4,750,000. Brandon Kaufman & Nik MacCarter of Nexus represented the Buyer in the transaction.

The property unit mix is made up of 4 studios, 34 one-bedroom units, and 2 two-bedroom units. The building includes exterior greenspace with a courtyard, and 100 off-street parking spaces.

The Timber Ridge Apartments are conveniently located at 1101-1161 West 69th Avenue, near the intersection of West 69th Avenue & Pecos Street. The location is just minutes from the Westminster Light Rail Station, a 10-minute drive to the popular LoHi neighborhood, and a 12-minute drive to Downtown Denver.

The Buyer plans to do a large-scale renovation of all 40 units delivering a fully renovated and completely turnkey rental to the neighborhood.

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.