

Denver – Nexus Commercial Realty, LLC, has closed the sale of 1200 Colorado Boulevard, a 13,430 SF multifamily property for the sale price of \$4,525,000. Brandon Kaufman & Nik MacCarter of Nexus represented both the Buyer & the Seller in the transaction.

The 22-unit building consists of 12 one-bedroom units, and 10 two-bedroom units. The property was recently renovated on both the interior & exterior, and includes a new grassy lawn area and tenant off-street parking.

1200 Colorado Boulevard is located at the intersection of Hale Parkway & Colorado Boulevard, with close proximity to the Rose Medical Center and VA Hospital. The property is located a mile north of the Cherry Creek Shopping District, and is only two blocks away from the new 9th & Colorado development.

The Buyer plans on increasing the cash flow at the property by pushing rents to a market rate and continuing to charge for parking and utility reimbursements.

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.