



Denver – Nexus Commercial Realty, LLC, has closed the sale of 2005 Goss Street in Boulder, a 5-unit multifamily property for the sale price of \$2,463,000. Sean Holamon of Nexus represented the Buyer in the transaction.

The building consists of three four-bedroom units & two 1-bedroom units. Each unit features a balcony and tenant off-street parking, and all units are individually metered for gas & electric. The property is used as a student rental and was delivered to the Buyer fully occupied.

2005 Goss is located at the intersection of Goss Street & 20<sup>th</sup> Street, near Canyon Boulevard in Boulder. The property is blocks from the historic Pearl Street Mall in the heart of downtown Boulder, famously known as a pedestrian mall lined with restaurants and retail. It is also located less than a mile from the University of Colorado, Boulder campus.

The buyer plans to increase rents to market rates upon the next academic year.

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).