



Denver – Nexus Commercial Realty, LLC, has closed the sale of 3335-3353 Benton Street, a 10-unit multifamily property for the sale price of \$1,650,000. Sean Holamon & Austin Smith of Nexus represented the Buyer in the transaction.

The building has a unit mix of one 1-bedroom unit, eight 2-bedroom units, and one 3-bedroom unit. The units are individually metered for gas & electric, and the building includes onsite laundry, generous off-street parking, and an interior courtyard.

3335-3353 Benton Street is located near the intersection of 35<sup>th</sup> Avenue & Benton Street, off of Sheridan Boulevard & 38<sup>th</sup> Avenue. Located in the western suburb of Wheat Ridge, the property is blocks in any direction from ample restaurants & retail. 3335 Benton is also a mile from Sloan's Lake Park, and less than a mile from the historic Highlands Square.

The building was owned by the Seller for over 15 years, and the Buyer plans to renovate the interior of the units and improve the exterior of the building.

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).