

Denver – Nexus Commercial Realty, LLC, has closed the sale of 526 Clarkson Street, a 3,295 SF multifamily property for the sale price of \$1,045,800. Nik MacCarter & Brandon Kaufman of Nexus represented the Seller.

The triplex consists of one large 1-bedroom unit & two large 2-bedroom units. The property includes a three-car garage, as well as tenant off-street parking, and a common area greenspace for tenant use. Built in 1936, the beautiful architecture makes this brick building one of a kind.

526 Clarkson Street is located near the intersection of 6<sup>th</sup> Avenue & North Clarkson Street. The building is in an incredible location in one of Denver’s premier neighborhoods, just blocks from the Denver Country Club and Alamo Placita Park.

The Seller plans to reinvest proceeds into a building with more units and a higher cash flow. The Buyer plans to continue managing and cash flowing the asset in its current condition.

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).