

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 1134 Westmoreland Road, a spacious 22,599 SF, 29-unit Multifamily property for the sale price of \$3,500,000. Patrick Knowlton of Nexus represented the Seller & the Buyer on this transaction.

This 1971 gem has a great unit mix of about half 1 beds and 2 beds and has been meticulously kept. This asset also offers great access to University Center where there is a plethora of local retail, grocery stores and restaurants.

1134 Westmoreland Road is conveniently located on the corner of Scott Lane and Westmoreland Road. The property is within minutes of University of Colorado at Colorado Springs and Austin Bluffs Parkway offering direct access to Interstate 25.

The Buyers plans to enjoy the steady cashflow of this asset and will continue to renovate units as they come up and bump rents to market. The seller plans to exchange into a bigger property in the Springs or surrounding market.

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.