

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of Tiburon Apartments located at 1330 Potter Drive, a 34,366 SF, 41 Unit Multifamily Property for the sale price of \$4,100,000. Jason Koch of Nexus represented the Seller and Patrick Knowlton of Nexus represented the Buyer.

Built in 1968, the Tiburon Apartments offer a great unit mix of seven studios, eleven 1 bed/ 1 bath and twenty three 2 bed/ 1 baths. All units are spacious, nicely renovated and the property also offers plenty of parking for the tenants.

Tiburon Apartments is conveniently located directly off Potter Drive, between the cross streets of Palmer Park Blvd and E San Miguel St. The property offers direct access to N Academy Blvd & E Platte Avenue, and is within minutes to the beautiful Palmer Park area.

Buyer plans on making some capital improvements to the exterior of the property including parking lot, pool area, and landscaping. Through that and some smaller cosmetic upgrades, the Buyer's hope to increase the rent roll and benefit from an improving 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.