

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 2522 Beacon Street, a 1,000 SF duplex for the sale price of \$298,000. Jeff Dimmen of Nexus represented the Seller.

Built in 1951 this duplex offers a unit mix of two 1 bed/ 1 bath units. The owner delivered this property with recent capex improvements including, new roof, gutters, windows, and one updated unit. The property has solid in place rents with room for rent growth in this desirable location.

2522 Beacon Street is conveniently located on the corner of Beacon St and W Harrison St. The property is minutes from N Nevada Ave and W Fillmore St allowing for easy access to Downtown Colorado Springs and Interstate 25. The property is also close to Monument Valley Park and the Santa Fe Trail.

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.