

Denver – Nexus Commercial Realty, LLC, has closed the sale of 3675 Grape Street, a 2,240 SF 2 Unit Property for the sale price of \$710,000. Lee Wagner of Nexus represented the Seller in this transaction.

Built in 1955, this classic brick style property offers a great unit mix of 2 three bed/one bath units. The property also includes an additional detached 2 car garage and a spacious fenced backyard for tenants to enjoy. 3675 Grape Street has been fully renovated back in 2019 and also includes a new roof, windows & water heater.

3675 Grape Street is conveniently located directly off of Grape St and E 38<sup>th</sup> Avenue. The property is within minutes to E Colfax Ave, Interstate 70 and Interstate 225. The property is also nearby the Denver Zoo and several local parks.

Seller plans to use the proceeds to grow his business within the multifamily 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](http://www.nexus-cr.com).