

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 411-413 Prairie Road, a 6,086 Sq Ft, 12 unit multifamily property for the sale price of \$1,140,000. Lee Wagner & Jeff Dimmen of Nexus represented the Buyer on this transaction.

Built in 1955, this property offers a great unit mix of 11 one bedrooms and 1 two bedroom units with larger floor plans. Each unit has their own washer and dryer hookups and the property offers plenty of off-street parking.

411-413 Prairie Road is conveniently located on Prairie Rd between E Saint Vrain St & E Boulder St. With easy access to E Platte Ave, this property is minutes away from Downtown Colorado Springs and the beautiful Memorial Park.

Buyer plans to continue to improve the property through renovations to the units, mechanics and increase the rental income. 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.