

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 910 1<sup>st</sup> Street, a 1,536 SF duplex for the sale price of \$335,000. Jeff Dimmen of Nexus represented the Seller.

Built in 1955, this duplex offers spacious units and comes with renovations throughout the property, new flooring and bathroom remodel. This property also offers great private fenced yards for both tenants to enjoy. This is a great income producing property as all utilities are individually metered and paid for by the tenants.

910 1<sup>st</sup> Street is conveniently located off of 1<sup>st</sup> Street in between North Arcadia St and N Institute St. The property also has direct access to E Fillmore St which leads you to N Union Blvd and Interstate 25. The property is close to University of Colorado at Colorado Springs, Downtown Colorado Springs and University Center.

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).