

Colorado Springs – Nexus Commercial Realty, LLC, has closed the sale of 903, 907, & 911 2nd Street, three separate duplexes for the total sale price of \$845,000. Jeff Dimmen of Nexus represented the Seller and Pat Knowlton of Nexus represented the Buyer in all three transactions.

Each duplex features two 2 bedroom, 1 bathroom units and the buildings are between 1,100-1,500 SF total. All three of the properties have been upgraded with new roofs and flooring, while two have newer furnaces, new windows, and newly paved parking lots. All have had continued routine maintenance throughout the previous ownership.

903, 907 & 911 2nd Street properties are all conveniently located directly on 2nd Street between N Arcadia St & N Institute St. Having all three duplexes situated within the same block offers great ease in ownership and not to mention, is in a central location to near the University of Colorado at Colorado Springs and the Old North End.

Buyer plans to enjoy the steady cashflow from this asset.

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.