



## **Capstone closes on sale of 18,600 s/f multifamily property in Denver, CO**

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Denver, CO Capstone has closed the sale of 3495 S Carr St, a 18,600 s/f multifamily property for the sale price of \$4.95 million. Christian Burgdorf of Capstone represented the seller and Sean Holamon of Capstone represented the buyer.

The building was constructed in December of 2020 and the property has twelve total units, all of which are 3 bed and 2.5 bath. Each unit features high end finishes including stainless steel appliances, in unit washer & dryer and a covered garage space.

3495 S Carr St. is located at the corner of S Carr & W Hampden Blvd. in a quiet neighborhood that is just a short drive from several parks, restaurants, and retail locations. The building is just blocks from US 285 allowing for easy access to the mountains and access to I-25.

The buyer successfully completed a 1031 exchange and plans to raise rents to market rate and enjoy the immediate cashflow.

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