



## Home for Rent

**2601 E. 38<sup>th</sup> St.  
Minneapolis, MN 55406**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

Property Manager: **Lynn Sedlack (651) 777-5500** [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### **Property overview**

This 2 story home is located on a large corner lot in South Minneapolis and only 3 blocks from the light rail station. The 3 season porch located in the front provides a quite retreat. The neighborhood has great restaurants and a coffee house is just 2 blocks from the home.

The main level has hardwood flooring throughout the living space including the living and dining rooms along with the bedroom and kitchen. The kitchen is open and bright with stainless appliances. The kitchen leads to the fenced back yard with a garden, deck and patio area for entertaining. The upstairs has 2 additional bedrooms and full bathroom.

## Property information

Rental price	\$1050 per month
Property type	Single family home
Year built	1918
Bedrooms	3
Baths	1 full – Remodeled!
Finished Sq. Ft.	1,040
Parking	1 car garage, detached
School District	1-Minneapolis
Smoking	No
Pets	Negotiable
Lease Term	1 year
Security deposit	Equal to 1 months rent
Appliances/Utilities	Stove (gas), Refrigerator, Washer/Dryer, Central A/C



Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	12 x 12	Bedroom 2	11 x 11	Basement	15x20
Dining Room	12 x 11	Bedroom 3	11 x 11	Laundry Room	
Kitchen	12 x 11				
Bedroom 1	11 x 9				
Porch	25 x 7				



Our Associations




*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.*

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**33rd Company Property Management** is committed to making your search for a new rental home as friendly and convenient as possible!

[Search our data base of Featured Properties](#), or call our Rental Hotline at (651) 777-5500 to get current information on our homes available to rent. [Renting Can Be A Smart Investment!](#) 

**Our professionally managed rental homes consistently are some of the best values in the twin cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

**Once you find the home meeting your needs,** you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$35.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



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33<sup>rd</sup> Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.