



HOME FOR RENT
3235 40th Avenue South
Minneapolis, MN 55406



33rd Company, Inc. Property Management

www.33rdcompany.com

(651) 777-5500 rentals@33rdcompany.com

Property Overview:

Welcome to this craftsman style bungalow located in the Longfellow neighborhood in Minneapolis. This home sits on a fenced lot and is in walking distance to the Mississippi river and parks and trails. Centrally located allowing for easy commuting and just minutes to downtowns Minneapolis and St. Paul. Only 3 miles from the U of M, 1.5 miles from St. Thomas campus, and ½ mile from Riverview historic theater, coffeehouse and wine bar.

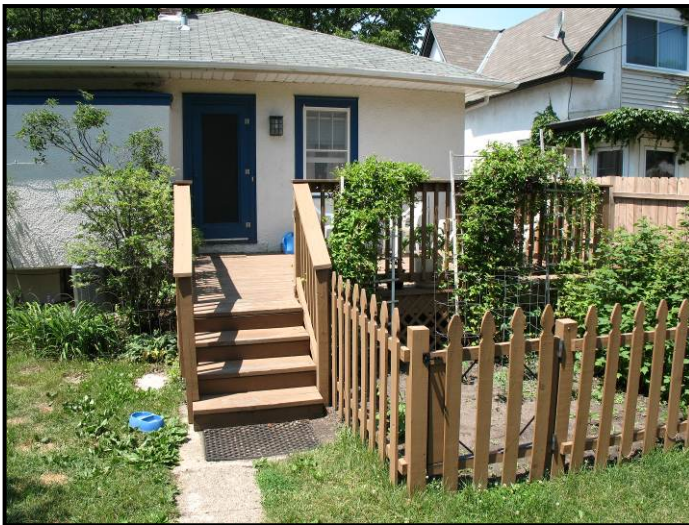
A covered entry leads to the paneled 3 season porch. The home is cozy and warm with hardwood flooring through out. The living room is just steps inside from the porch through a glass paneled door and has beautiful neutral oak accents. The dining area is through an oak arch way and has a built in oak hutch. The kitchen is adjacent to the dining room and has white cabinetry, tiled counter and back splash, stainless sink, gas stove, microwave, and refrigerator. The kitchen leads to the relaxing deck lined with raspberry bushes within reach for a quick snack. There are 2 bedrooms with ceiling fan light combinations. A full bath with original claw foot tub, newly tiled wall and floor and glass block window. Stairs from the dining room lead to the lower level which has a large laundry and storage area and allows for maximum storage. The yard is nicely landscaped with many perennials, tulips, roses a flowering pink crab tree and beautiful magnolia bush.

Property Information:

Property Type: Single Family Home
 Year Built: 1928
 Bedroom(s): 2
 Bath(s): 1
 Fireplace(s): 0
 Garage Stall(s): 1 Car Detached
 Finished Square Footage: 950+
 School District: 1 - Minneapolis
 Pet Policy: Negotiable
 \$500 Per Pet Deposit
 Smoking Policy: NO
 Lease Term: 12+ Months
 Security Deposit: One Month's Rent
 Included Appliances: Stove, Refrigerator, Microwave, Dishwasher, W/D and Central A/C.
 Utilities: **To Be Paid By Tenant**



Main Level	Dimension	Main Level	Dimension	Lower Level	Dimension
Kitchen	11 x 9	Bedroom 1	11 x 11	Laundry	
Dining Room	12 x 11	Bedroom 2	10 x 10	Storage	
Living Room	15 x 12	Porch	11 x 7		

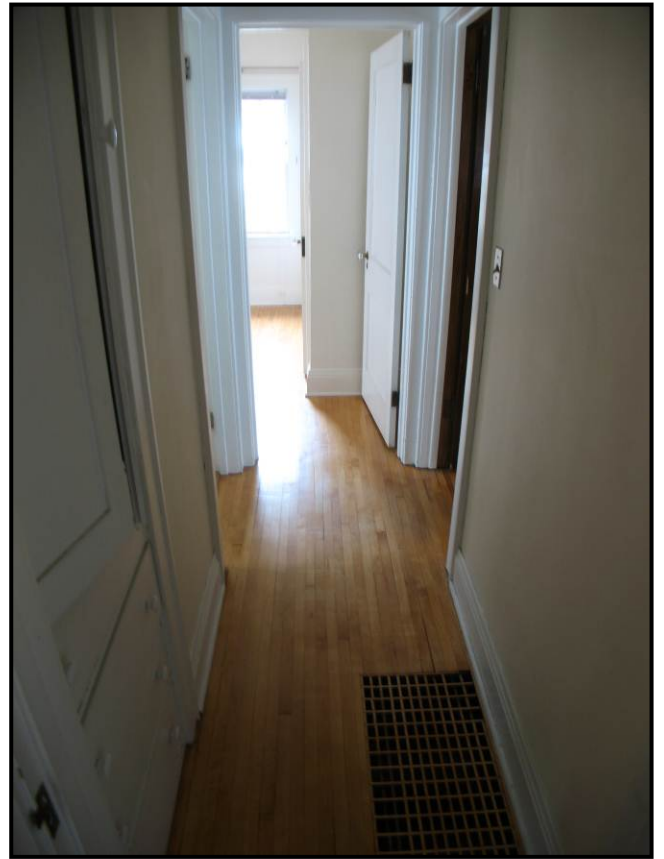


Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.




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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 \$40.00 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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33rd 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.