



**Home for Rent  
3436 5<sup>th</sup> Ave South  
Minneapolis, MN 55408**



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**

Charming home with many updates in a great central location!

As you enter the home you will notice the gleaming hardwood floors and newly updated kitchen with fresh cabinets and countertops that make the kitchen great for entertaining. Natural wood work throughout and many large bay windows add ample natural lighting to the property and views of the landscaping. The lower level also features a formal dining room and newly painted living room with piano windows and a three season porch! The bedrooms are all on the upper level and have generous dimensions. The home also offers a full partially-finished basement with a recreation room and laundry area, great for ample storage space also!

Great neighborhood with in walking distance to local school, Powderhorn Lake Park and easy commute to Hwy 35W! The home is also just 3 blocks west of Park Ave. South heading you straight to downtown also with a bicycle lane for commuters. Speaking of bicycling, this property is just 5 blocks south of the bicycle entrance to the Midtown Greenway bike trail which covers through areas from Hopkins, through Uptown and the lakes, and east to the river.

**Property information**

Rental price \$1275  
 Property type Single Family home  
 Year built 1908  
 Bedrooms 2  
 Baths 2 (1 full, 1-1/2)  
 Finished Sq. Ft. 1,718 SF  
 School District 1-Minneapolis  
 612-668-0000  
 Garage type 2 car detached  
 Smoking No  
 Pets 2  
 Lease Term 12 Months  
 Security deposit Same as a month's rent  
 Appliances/Utilities Stove, Refrigerator, Dishwasher; W/D, Central AC, Dishwasher, Microwave.



Main Level	Dimension	Upper Level	Dimension	Upper level	Dimension
Living Room	12 x 13	Bedroom 1	11 x 17	Office	7 x 15
Kitchen	11 x 14	Bedroom 2	10 x 12		
Dining Room	11 x 14				
Sun Porch	8 x 25				



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 \$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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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.