



Home for Rent

**5736 45th Ave., S
Minneapolis, MN 55417**



Contact information:

33rd Company, Inc. Property Management
www.33rdcompany.com

Call 651-777-5500 ext 2 or email: rentals@33rdcompany.com

Property overview

Cute Minneapolis Bungalow located just off of the cross-town HWY 62 with convenient access to any metro location. This home has a spacious floor plan with lots of room on 3 levels for flexible use. The kitchen has stainless steel appliances with a gas cook top, microwave, and newer counter tops. There is plenty of cabinet space and a double sink making this space both functional and efficient.

The large living room and great room on the main level each with their own fireplaces make the main floor great for entertaining. The upper level features a large bedroom area, with vaulted ceilings and lots of natural light.

The lower level offers additional rooms for storage or office use, a bathroom, and a laundry room area with plenty of additional space for storage. The backyard is fenced and walks out to a detached two car garage.

Property information

Rental price \$1295 per month
 Property type Single family home
 Year built 1945
 Bedrooms 3 +
 Baths 2
 Finished Sq. Ft. 2000+
 School District 1-Minneapolis
 612-668-0000
 Garage type 2 car detached
 Smoking No
 Pets Negotiable
 Lease Term 1 year
 Security deposit Equal to month's rent
 Appliances Stove (gas), Refrigerator, Dishwasher, Microwave, Washer/Dryer, Central A/C, air-to-Air Exchanger
 Utilities Tenant Pays ALL; Lawn care and snow removal is not included



Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	19 x 11	Bedroom 3	30 x 15	Family Room	18 x 12
Kitchen	12 x 8			Storage Room	11 x 11
Bedroom 1	12 x 10			Den	11 x 11
Bedroom 2	12 x 9			Bathroom	3/4
Sun Porch – 3 Season	11 x 12				



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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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.

Service Keywords: Property Management MN, Property Management Minnesota, Property Management Minneapolis, Property Management St Paul, Property Management St. Paul, Property Management Saint Paul, managed services, Minnesota Twin Cities, St Paul, Minneapolis, Professional Services, Home Management, ROI, Commercial Real Estate Investment, real estate, houses for rent, rent to own, houses for rent Minneapolis, rent St Paul, rent twin cities, managed property, lease, rent, rental, manage, managed, sale, for sale, rent with option, buy a home, buy a town home, buy a home, suburbs, relocation, rent to own, home, town home, townhouse, duplex, furnished, corporate, experts, team.