



## Home for Rent

**2801 32<sup>nd</sup> Ave S.  
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** [lynnsedlack@33rdcompany.com](mailto:lynnsedlack@33rdcompany.com)

**Property overview**

This is a charming 2 story home on a large corner landscaped lot. The main floor living area and bedroom have hardwood flooring and neutral paint. The full bathroom has been recently finished. The 3 season porch located in the front provides a quite retreat. The cozy kitchen has good storage and leads to the backyard. The upstairs has 2 bedrooms plus a loft. The basement has newly installed  $\frac{3}{4}$  bath in the laundry area.

**Property information**

Available June 1st  
 Rental price \$1295 per month  
 Property type Single family home  
 Year built 1921  
 Bedrooms 3  
 Baths 2 (1 full, 1 3/4)  
 Finished Sq. Ft. 1,100  
 Parking 2 spots  
 School District 1-Minneapolis  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit Equal to months rent  
 Appliances/Utilities Stove (gas), Refrigerator, Microwave, Washer/Dryer, A/C-2 window units



Main Level	Dimension	Upper Level	Dimension	Lower Level	
Living Room	22 x 11	Bedroom 2	14 x 13	Basement	
Kitchen	11 x 8	Bedroom 3	13 x 9	Laundry Room	
Bedroom 1	11 x 10	Loft		¾ bath	
Bath	Full				
Porch	8 x 6				

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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**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.

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.