



## Home for Rent

**3947 Thomas Ave N  
Minneapolis, MN 55412**



### Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
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### Property overview

This cute bungalow has all of the charm you need in a 2+ bedroom home. It features hardwood flooring and vintage oak trim, a tiled front entry sitting room, and large foyer which opens into the large living room area adjacent to the kitchen. The kitchen has ample enameled cabinetry with a gas range, over-the-range- microwave, and refrigerator. The back room behind the kitchen is a convenient mud-room with keyed access to the large deck and fenced back-yard. The home is right on the Minneapolis Bus route!

The garage is an insulated two car with remote opener. The upper level has a large bedroom, and closet spaces, while the basement level features laundry, storage, and a rec. area ready for use. There is also a large garden in the backyard, perfect for vegetables and flowers!

**Property information**

Rental price \$1125 / per month  
 Property type Single Family home  
 Year built 1924  
 Bedrooms 2+  
 Baths 1  
 Finished Sq. Ft. 1,120 SF  
 School District 1-Minneapolis  
 612-668-0000  
 Garage type 2 car detached  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit Same as a month's rent  
 Appliances/Utilities Stove, Refrigerator, Microwave, Washer/Dryer, Central A/C  
 Utilities Paid by Tenant



Main Level	Dimension	Main Level	Dimension	Upper level	Dimension
Living Room	13 x 12	Bedroom 1	11 x 10	Den / Office	26 x 11
Dining Room	12 x 11	Bedroom 2	10 x 10		
Kitchen	10 x 10	Sun Room	10 x 7		
Deck	15 x 11	Front Porch	12 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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**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.