

**Janssen Properties**  
**Duluth, MN**

*photo of exterior*

Janssen Properties is a historic triplex located on Woodland Avenue in the Hunter's Park neighborhood. The building was built as a duplex in 1893 and has much of the character of a century-old home. It is currently owner-occupied with two 2-bedroom apartments available for rental. We are approximately 1 mile from UMD and 2 miles from St. Scholastica, on the DTA busline. We are in the Congdon Park school district.

**Rental Information:**

Next anticipated availability is **June 1, 2018.**

Current rent is **\$800** per month (subject to change) and includes heat, water, communal laundry, and two designated parking spaces. Additional or guest parking is located on Lewis Street, 1/3 block away.

Lease term is 1 year. We ask for one month's rent as a security deposit.

Applicants will be asked to provide rental references and financial information. If you don't have a previous rental history, we ask that another adult (usually a parent) co-sign your lease.

This is a smoke-free, pet-free property. No exceptions.

This is a quiet, family-oriented building and neighborhood. We welcome students and young renters, but we do have a no-party policy. Excessive guests and noise are not permitted.

*I need the ability to edit the date and current rent amount as needed.*

**Apartment pictures** *photos or slideshow format; I need ability to edit:*

These photos are of the downstairs apartment. Upstairs is slightly different in layout and room sizes; each apartment is approximately 1000 sq. ft. Both apartments have stairs.

**Contact us:** 218-724-0938 or email [janssenpropertiesduluth@gmail.com](mailto:janssenpropertiesduluth@gmail.com)

**Rental application:** (link to form)

**Pay rent online:** (link to payment method)

**Move-in information:** (link to form)

**Move-out procedures and policies:** (link to form)