



**For Rent**  
**Rent to Own**

<b>Address</b>	1317 6th Ave S St Cloud, MN 56301
<b>Property Type</b>	Duplex House
<b>Price</b>	<b>\$285-\$365/room or \$1,035 for the unit</b>
<b>Bedrooms</b>	4
<b>Baths</b>	1
<b>Floors</b>	2
<b>Year Built</b>	1923
<b>Interior Features</b>	This property is good clean living for the college student who is serious about school. Or it would work out nicely for a family.
<b>Exterior Features</b>	Small yard, plenty of off-street parking and a garage is available
<b>Square Feet</b>	1,350 Sq Ft
<b>Lot Size</b>	.16 Acres
<b>Near School</b>	Yes
<b>Near Transit</b>	Yes

**Description:**  
This property is a 2-Story duplex house with off-street parking and an optional 2 car detached garage.

Front unit has 4 bedrooms and 1 bathroom upstairs and the living room, kitchen/dining room are on the main level, extra feature to this unit would be the 3 season porch facing the street. These rooms vary in size and rent from \$285 - \$365 per room per month or you can rent the unit for \$1,035 and remember, either way all utilities are included.

Snow removal, lawn care, trash and all neccessary utilities are all covered by management and there are security lights at key points on the premises.

**Contact Information**



**Phone: (763) 241-8818 Fax: (763) 463-7919**

**LEASE TERMS**

Available June 1st

12 Month lease... is negotiable

Contact Bridgit for a showing or more information (763) 634-1398

**See this home and make application on the web at [www.RosenProp.com](http://www.RosenProp.com)**