



ANNIE SCOTT REALTY GROUP
 Commercial | Residential Real Estate Specialists



F.C. Tucker Company



10634/10636 RUCKLE ST, CARMEL, IN 46280



**CARMEL DUPLEX
 FOR SALE**

\$519,000



Executive Summary

Extremely Rare Duplex in Carmel, Indiana – Fully Renovated & Move-In Ready

Discover an exceptional investment opportunity just a short bike ride from the coveted Monon Trail in one of the most sought-after areas of Carmel, Indiana. This fully renovated duplex offers a rare combination of modern upgrades, prime location, and strong rental income potential.

Property Highlights:

- New exterior updates: Siding, gutters, roof, windows, and driveways
- Comprehensive interior renovations:
- All-new plumbing and electrical systems
- New floors, doors, trim, and lighting throughout
- Stunning kitchens with new cabinets, countertops, and modern appliances
- Luxurious bathrooms with fresh finishes
- Added washer/dryer in each unit for tenant convenience
- Spacious layout: Each unit features 3 bedrooms and a thoughtfully designed floor plan.
- Outdoor enhancements: Privacy fence installed on the right side for added seclusion.

Additional Features:

- Both units are tenant-occupied with rents paid up-to-date and room for annual increases.
- Inspection report and video walkthrough available for verified buyers.
- Showings available after accepted offer.

Why Invest in Carmel, Indiana?

Carmel is nationally recognized for its excellent schools, vibrant arts and culture scene, and thriving local economy. Known as one of the “Best Places to Live in America,” the city boasts award-winning parks, the Monon Trail, and the bustling Carmel Arts & Design District. With its strong property values and steady demand for rental properties, Carmel offers investors a unique opportunity to secure a long-term asset in a flourishing community.

Don't miss out! Submit your best offer before the deadline: 5 PM on 1/24/25. Contact us today to learn more about this rare find in the heart of Carmel!

Neighborhood Map



Property Summary

10634 & 10636 RUCKLE ST, CARMEL, IN 46280

Offering Price	\$519,000
Property Type	Residential
Building Size	1,702 SF
Lot Size	10,019 SF (0.23 Acre)
Bedrooms Each Side	3
Bathrooms Each Side	1
Structural Framing	Wood and Steel
Year Built	1965
Parcel No.	29-13-02-411-017.000-0181

TAXES

Tax Year	Total Taxes
2023	\$3,161.82
2022	\$2,708.20
2021	\$2,207.10
2020	\$2,016.50
Monthly Rent - 10634	\$1,455.00
Monthly Rent - 10636	\$1,860.00
Building Type	Duplex
Utilities	Tenant Pays



Exterior Photos



Interior Photos - Unit # 10634



Interior Photos - Unit # 10634



Interior Photos - Unit # 10636



Interior Photos - Unit # 10636



Vacant Photos - Unit # 10634



Vacant Photos - Unit # 10636



DEMOGRAPHIC SUMMARY

10634 Ruckle St, Carmel, Indiana, 46280

Rings: 1, 3, 5 mile radii

KEY FACTS

181,303

Population

39.1

Median Age



78,372

Households

\$80,937

Median Disposable Income

EDUCATION

3.1%

No High School Diploma



10.6%

High School Graduate



20.1%

Some College/ Associate's Degree



66.2%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$101,849

Median Household Income



\$63,544

Per Capita Income



\$322,196

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$3,166

Apparel & Services



\$365

Computers & Hardware



\$5,204

Eating Out



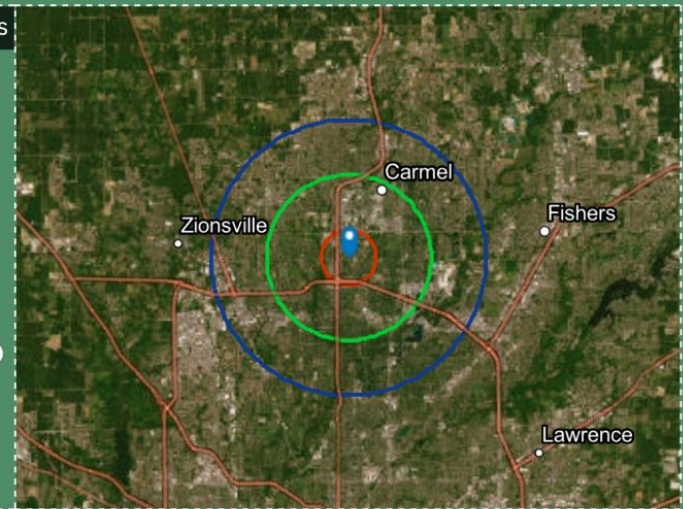
\$9,371

Groceries



\$9,562

Health Care



BUSINESS

5 miles



10,676

Total Businesses



162,782

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	5,532	59,975	181,303
2023 Household Population	5,511	59,042	179,202
2023 Family Population	4,265	44,200	139,682
2028 Total Population	6,300	65,494	190,660
2028 Household Population	6,279	64,561	188,559
2028 Family Population	4,879	48,123	146,890



What's in My Community?

Places that make your life richer and community better

10634 Ruckle St, Carmel, Indiana, 46280
5 miles



This infographic was inspired by the visionary Plan Melbourne and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare and updated quarterly. Each category shows a max of 1250 locations.

OFFICE MARKET PROFILE

10634 Ruckle St, Carmel, Indiana, 46280
Ring of 5 miles

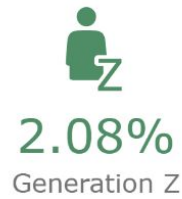
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.



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[Learn more about this data](#)

PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



Access to Internet at home



Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



Tapestry segments

1B	Professional Pride 10,562 households	13.5% of Households	▼
8F	Old and Newcomers 9,995 households	12.8% of Households	▼
5B	In Style 9,435 households	12.0% of Households	▼

COMMUTE PROFILE

10634 Ruckle St, Carmel, Indiana, 46280

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



0.4%

Took Public Transportation



5.3%

Carpooled



1.5%

Walked to Work



0.2%

Bike to Work

WORKERS



95,062

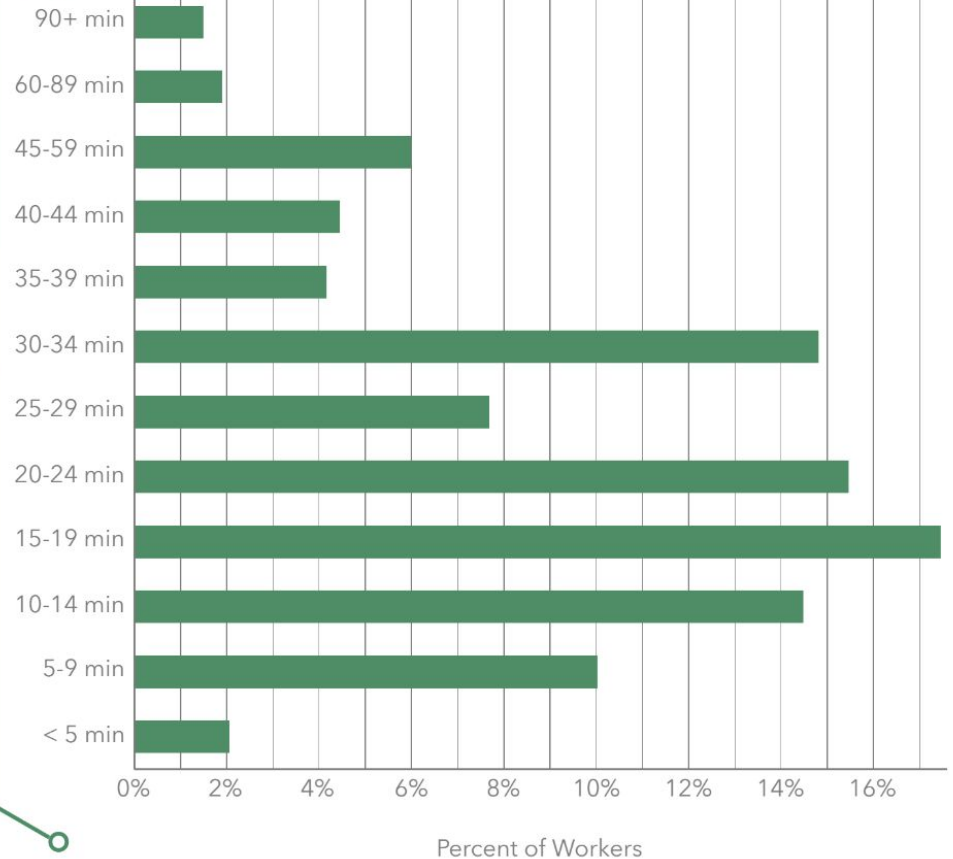
ACS Workers Age 16+



75.7%

Drove Alone to Work

TRAVEL TIME TO WORK



AREA OVERVIEW

CARMEL, IN

Carmel, Indiana, located just north of Indianapolis, is a thriving suburban city known for its rich history, robust economy, and an array of attractions that cater to residents and visitors alike. Renowned for its high quality of life, Carmel has been recognized as one of the best places to live in the United States, combining small-town charm with big-city amenities.

A Brief History

Carmel's history dates back to 1837 when it was initially known as "Bethlehem." The settlement began as a small farming community established by Quaker families. In 1874, the town was renamed Carmel as part of its incorporation. One of Carmel's historical claims to fame is its role in transportation innovation. The city is home to the first-ever automatic traffic signal, invented by resident Leslie Haines in 1924, which now resides in the Carmel Clay Historical Society museum.

A Flourishing Economy

Carmel boasts a diverse and thriving economy, making it a central business hub in Hamilton County. The city is particularly known for its burgeoning healthcare, technology, and financial services sectors. It hosts the headquarters of major companies such as CNO Financial Group, Allegion, and KAR Global, contributing to a robust local economy and low unemployment rates.



Photo: Serge Milki, Tom Britt, The Songbook

10634 & 10636 RUCKLE ST, CARMEL, INDIANA

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

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