

1226-1228 SAINT PAUL STREET

DUPLEX AVAILABLE | \$289,000

FULLY OCCUPIED DUPLEX IN THE HEART OF FOUNTAIN SQUARE

FOR SALE



ANNIE SCOTT

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REALTY GROUP

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F.C. Tucker Company

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PROPERTY DETAILS & HIGHLIGHTS

Address	1226 St Paul St. Indianapolis, IN 46203
Offering Price	\$289,000
Property Type	Residential
Building Size	770 SF
Lot Size	5,227 SF (0.12 Acre)
Stories	2
Structural Framing	Steel, Wood
Year Built	1943
Parcel No.	49-10-18-173-009.000-101
Zoning	D5

Tax Year	Total Taxes
2023	\$5,880.20
2022	\$5,460.98
2021	\$4,842.18
2020	\$2,331.90

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This well-maintained duplex in the heart of Fountain Square offers a strong investment opportunity with reliable tenants in place. Unit 1228 is rented at \$995 per month, while Unit 1226 generates \$1,225 per month, with options to renew at a higher rate. Tenants pay all utilities, ensuring minimal expenses for the owner. Recent updates include a paved driveway, electrical upgrades, and reinforced basement walls. Located near popular restaurants and just minutes from downtown Indianapolis, this property is ideal for investors or owner-occupants seeking a prime location with strong rental income. Seller is not open to ~~seller financing~~.



F.C. Tucker
F.C. Tucker Company

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HOUSE EXTERIOR PHOTOS



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1226 | GREAT ROOM AND BEDROOM PHOTOS



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1226 | KITCHEN, BATHROOM, BASEMENT



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1228 | GREAT ROOM AND BEDROOM PHOTOS



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1228 | KITCHEN AND OFFICE PHOTOS



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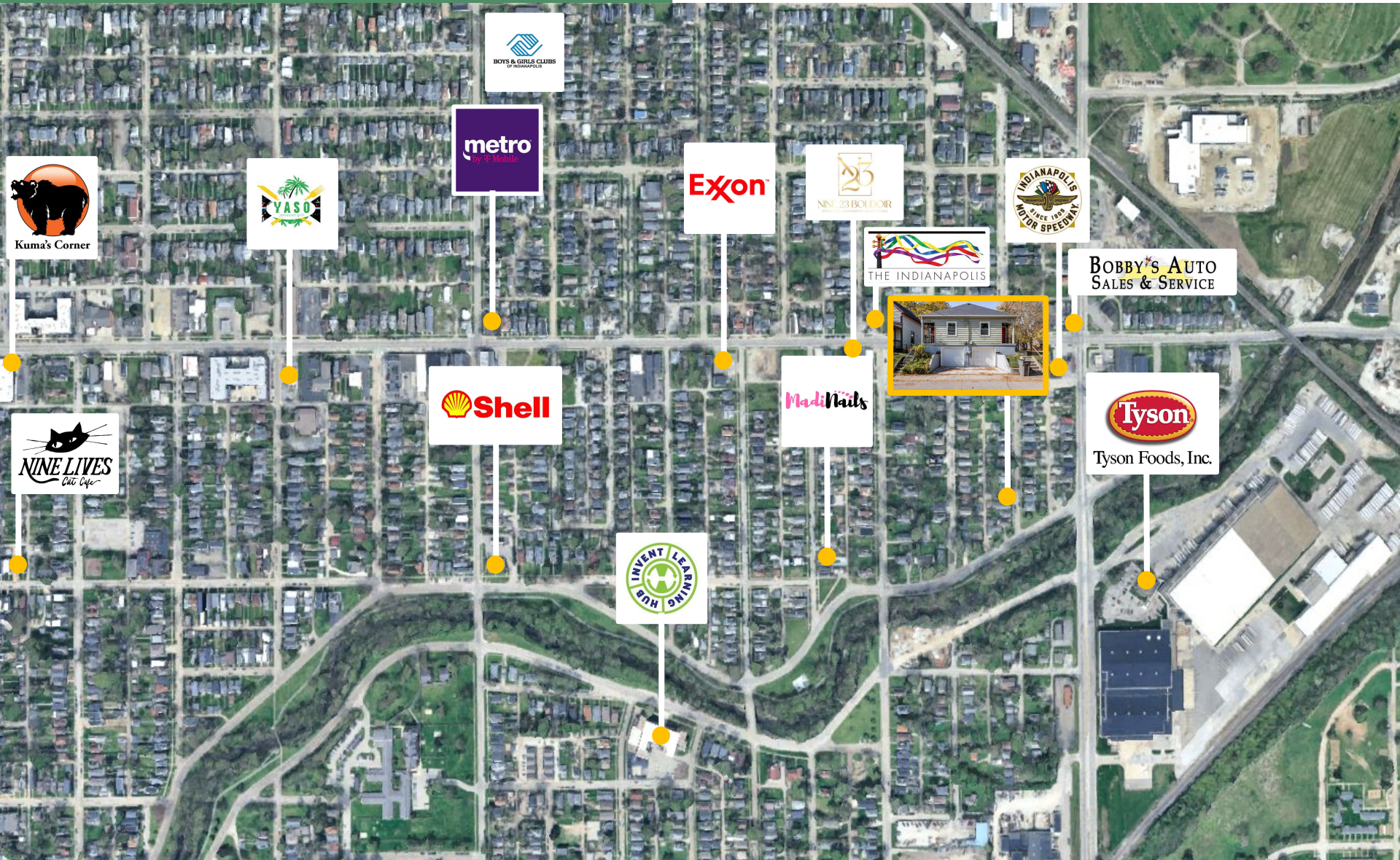


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NEIGHBORHOOD MAP



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AREA HIGHLIGHTS

Indianapolis

- Indianapolis is the capital and most populated city in Indiana
- 875,000+ population in the city; 2+ million population in the 11-county metro area
- Indianapolis is the economic and cultural center of the Indianapolis MSA
- Known as the Crossroads of America because of its prime centralized location – 50% of the population is accessible within a one-day drive
- Home of the Indianapolis Colts (NFL), the Indiana Pacers (NBA), the Indianapolis 500 (IndyCar), and headquarters of the National Collegiate Athletic Association (NCAA)
- Indianapolis 500 - Annual automobile race held at the Indianapolis Motor Speedway; draws over 400,000 attendees on average per day and is the largest single-day sporting event in the world

ECONOMY

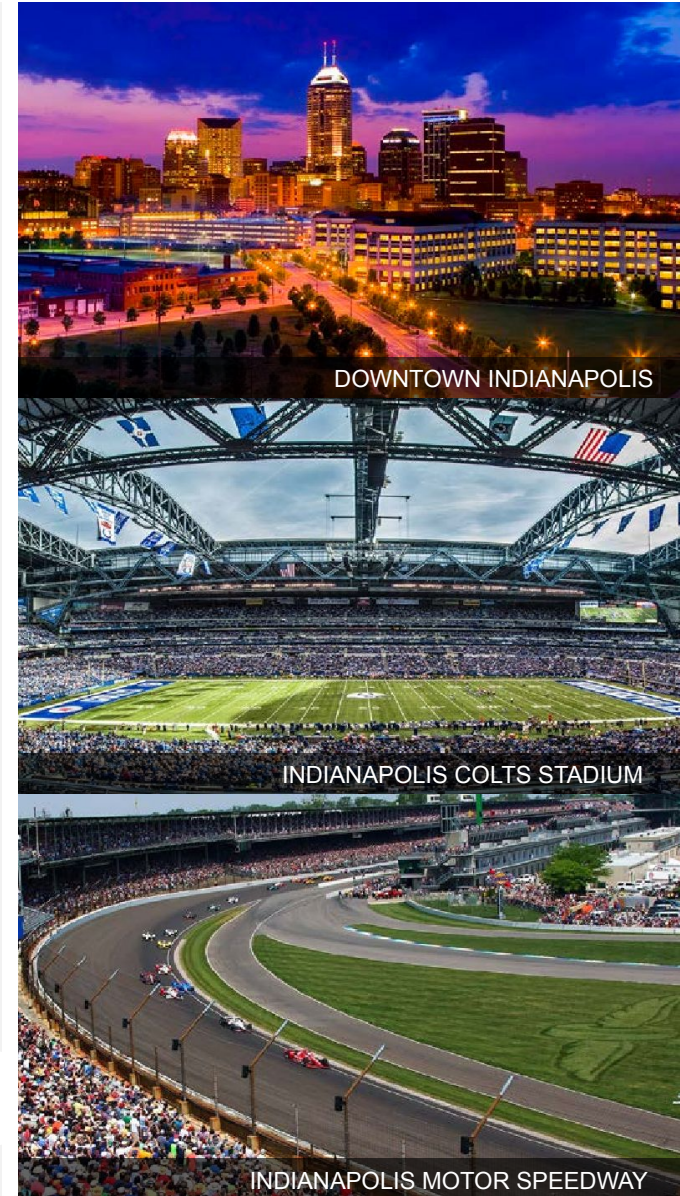
- Strong corporate base with growing companies, drawing national and global firms
- Headquarters to 3 Fortune 500 companies: Anthem, Eli Lilly and Co., and Simon Property Group
- Underwent an economic renaissance during the past two decades; diversifying the manufacturing- based economy into a variety of other employment sectors
- Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy
- An important national health-science sector accounts for 2,100 companies (56,000 employees), anchored by Roche Diagnostics Corp., Eli Lilly and Co., and Covance Inc.
- Eli Lilly and Company have become the largest private employer in the city with over 11,000 employees
- #4 "Top 10 Markets for Future Tech Growth" – Zillow (2020)

DEVELOPMENTS

- *IU Health Academic Health Center*: A consolidated academic health campus, merging the medical school and research operations with Methodist Hospital; estimated to cost \$1 billion



2 Million Population in the Metro Area



DOWNTOWN INDIANAPOLIS

INDIANAPOLIS COLTS STADIUM

INDIANAPOLIS MOTOR SPEEDWAY

DEMOGRAPHIC SUMMARY

1226 Saint Paul St, Indianapolis, Indiana, 46203
Rings: 1, 3, 5 mile radii

KEY FACTS

246,713

Population

34.4

Median Age



105,592

Households

\$47,728

Median Disposable Income

EDUCATION

15.5%

No High School Diploma



29.3%

High School Graduate



23.0%

Some College/ Associate's Degree



32.1%

Bachelor's/Grad / Prof Degree

INCOME



\$60,455

Median Household Income



\$35,151

Per Capita Income



\$51,623

Median Net Worth



\$1,829

Apparel & Services



\$170

Computers & Hardware



\$2,989

Eating Out



\$5,594

Groceries



\$5,619

Health Care

ANNUAL HOUSEHOLD SPENDING



500

Number of Restaurants



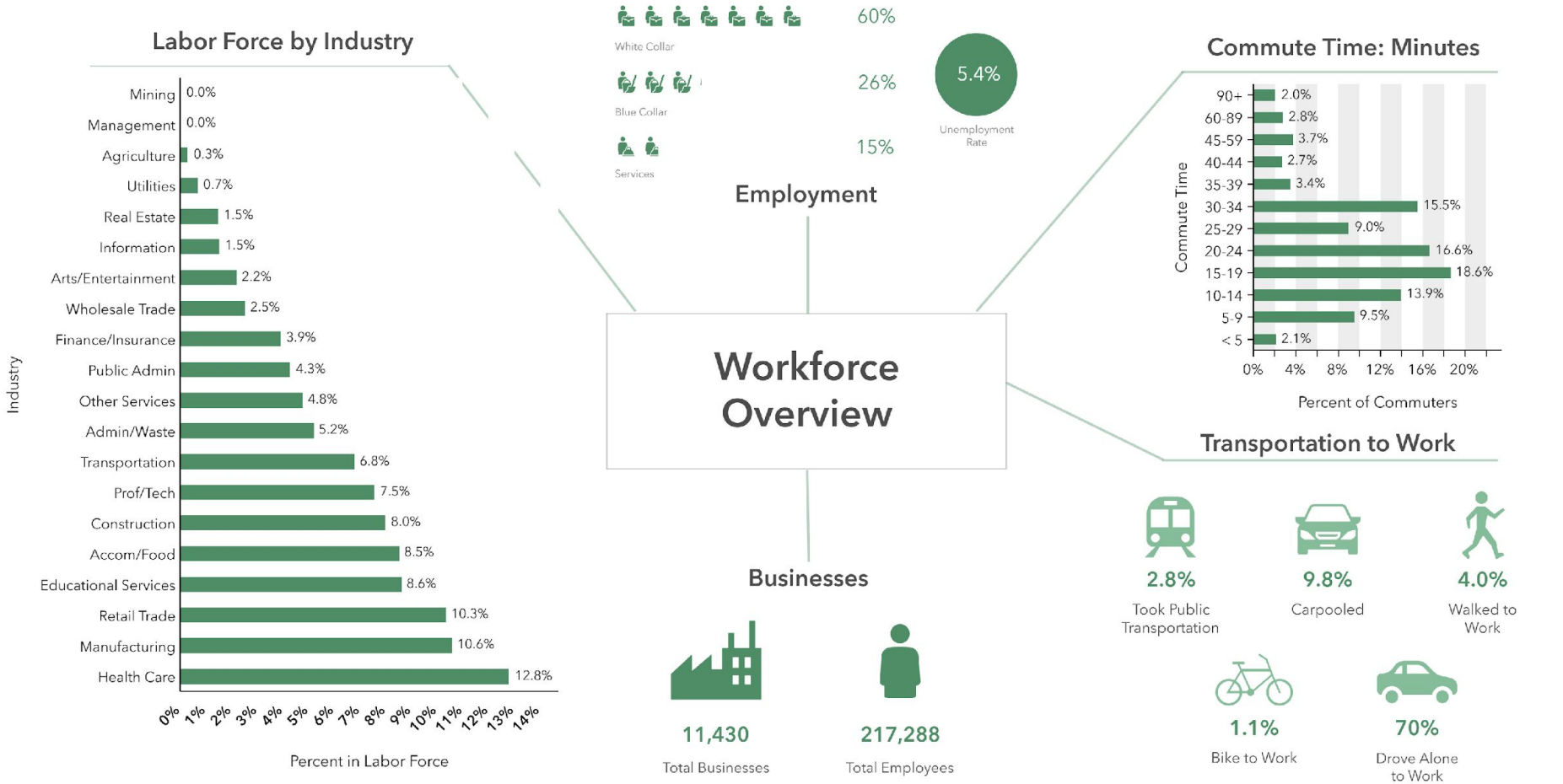
Variables	1 mile	3 miles	5 miles
2023 Total Population	13,031	113,672	246,713
2023 Household Population	12,946	109,920	239,346
2023 Family Population	8,752	70,719	163,930
2028 Total Population	13,146	114,869	250,579
2028 Household Population	13,061	111,117	243,212
2028 Family Population	8,734	70,642	164,570

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2025 Esri

Economic Development Profile

1226 Saint Paul St, Indianapolis, Indiana, 46203

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

COMMUTE PROFILE

1226 Saint Paul St, Indianapolis, Indiana, 46203

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



2.8%

Took Public Transportation



9.8%

Carpooled



4.0%

Walked to Work



1.1%

Bike to Work

WORKERS



115,443

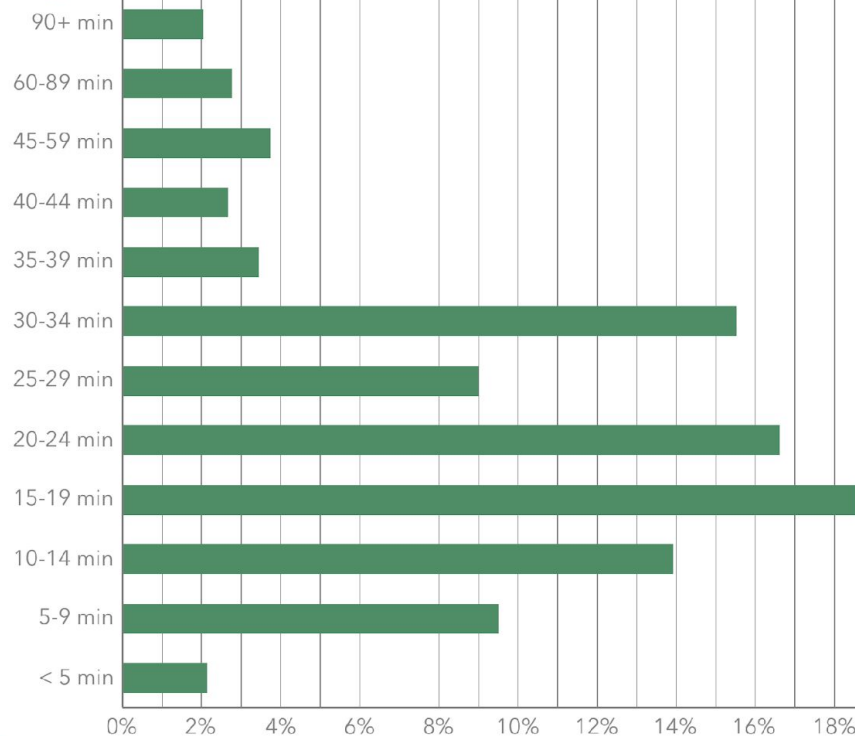
ACS Workers Age 16+



69.6%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

OFFICE MARKET PROFILE

1226 Saint Paul St, Indianapolis, Indiana, 46203
Ring of 5 miles

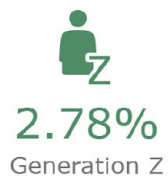
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

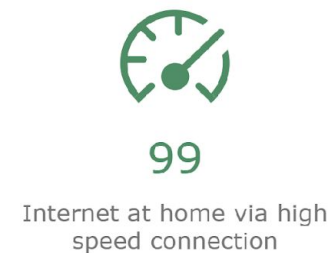


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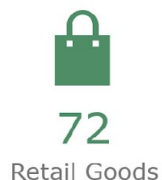
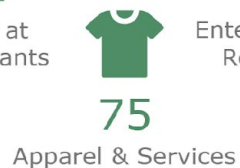
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

No segments found

DUPLEX AVAILABLE FOR SALE

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INDIANAPOLIS, IN 46203

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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DISCLAIMER

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