



Two to Four Units

Status: **ACTV**
 Area: **8035**
 Address: **3762 S Indiana Ave , Chicago, IL 60653**
 Directions: **39th/Pershing Rd east or west to Indiana, then north 2 blocks to the building.**
 Sold by:
 Closed:
 Off Mkt:
 Year Built: **2022**
 Dimensions: **25X152**
 Ownership: **Fee Simple**
 Corp Limits: **Chicago**
 Coordinates: **S:3700 E:200**
 Acreage:
 Total Rooms: **18**
 Total Bedrooms: **9**
 Waterfront: **No**
 Utility Costs:
 Mobility Score: - **?**

MLS #: **12606301**
 List Date: **04/09/2026**
 List Dt Rec: **04/09/2026**
 Contract:
 Financing:
 Blt Before 78: **No**
 Subdivision:
 Township: **Hyde Park**
 Total Units: **3**
 Total Baths: **9/0**
 (Full/Half):
 Basement: **None**

List Price: **\$1,288,000**
 Orig List Price: **\$1,288,000**
 Sold Price:
 Contingency Flag:
 Mkt. Time (Lst./Tot.): **27/27**
 Concessions:
 Contingency:
 County: **Cook**
 Model:
 Parking: **Garage**
 # Spaces: **Gar:3**
 Parking Incl. **Yes**
 In Price:
 3 BR Unit: **Yes**
 Zoning: **Multi-Family**

Remarks: **WOW! Welcome to 3762 S. INDIANA - a STUNNING, NEWER CONSTRUCTION (2022) THREE UNIT building in the heart of Bronzeville, designed for both SAVVY INVESTORS and owner-occupants seeking strong income potential. Each of the three expansive units features 3 BEDROOMS & 3 FULL BATHROOMS, offering an ideal layout for modern living. Thoughtfully designed interiors provide spacious, functional floor plans that appeal to today's renters, while small private rear decks add desirable OUTDOOR SPACE to each unit. The property is FULLY LEASED with stable tenants in place, currently generating CASH FLOW FROM DAY ONE! Rents are slightly below market, presenting a clear opportunity for future upside and increased returns. Additional highlights include a 3 CAR GARAGE, a highly sought-after amenity that enhances both tenant convenience and long-term value. Whether you're looking to expand your portfolio with a TURNKEY ASSET or live in one unit while offsetting your mortgage with rental income from the others, This building checks all the boxes: STRONG UNIT MIX, MODERN CONSTRUCTION, LOW-MAINTENANCE OWNERSHIP, SOLID INCOME, AND FUTURE GROWTH POTENTIAL. These exquisite 3 bedroom, 3 full bath units epitomize the high standard of luxury and beauty offered at this exciting living destination. The very unique layout is truly rare in Chicago, 3 BATHS; 2 ENSUITE in each unit, perfect for an in-law arrangement or roommates. Enjoy the finest finishes, including Oknoplast windows and a gracious open-plan layout for entertaining that flows seamlessly, complemented by prized outdoor space, with rear balcony and MAINTENANCE FREE DECKING. An elegant living/dining room is enhanced by a customized kitchen that will inspire your inner chef. Bedrooms are sun-filled and generously-sized, highlighted by a divine master suite with a WALK-IN CLOSET AND A SPA BATH. Full size front loader washer and dryer, and 1 parking space per unit round out the upscale comforts. This is a great opportunity to purchase as an owner occupied, investment or 1031 exchange option. Near IIT, U of C and Illinois College of Optometry. Near train and bus services to the city's Financial District and the core of Downtown and wide range of convenient transport links close by include the Green Line train, Metra Train and CTA bus routes. DON'T MISS THIS EXCEPTIONAL INVESTMENT OPPORTUNITY IN ONE OF CHICAGO'S MOST RAPIDLY APPRECIATING NEIGHBORHOODS!**

School Data

Elementary: **(299)**
 Junior High: **(299)**
 High School: **(299)**

Taxes/Assessments

PIN: **17343230410000**
 Mult PINs: **No**
 Tax Amount: **\$20,366.14**
 Tax Year: **2024**
 Exemptions: **None**
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income: **\$91,200**
 Net Operating Income:
 Gross Income: **\$91,200**
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	1800	6	3	3/0	Full	2600	2600	9/26
Unit #2	2	1800	6	3	3/0	Full	2200	2200	12/26
Unit #3	3	1800	6	3	3/0	Full	2800	2800	6/27
Unit #4					/				

Age: **1-5 Years**

Type-Multi Unit: **3 Flat**

Style: **Contemporary**

Const Opt:

General Info: **Commuter Bus, Commuter Train, Interstate Access**

Amenities: **Park/Playground, Curbs/Gutters, Sidewalks, Street Lights, Street Paved**

Ext. Bldg. Type: **Brick**

Lot Size: **Less Than .25 Acre**

Lot Size Source:

Lot Desc:

Roof: **Rubber**

Foundation: **Concrete**

Exst Bas/Fnd:

Ext Prop Feats: **Balcony**

Conversion: **No**

Deconversion: **No**

Relist:

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Detached**

Garage Details: **Garage Door Opener(s)**

Parking Ownership:

Parking On Site:

Parking Details:

Appliances/Features (1): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Walk-In Closet**

Appliances/Features (2): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Walk-In Closet**

Appliances/Features (3): **Stove, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Central Air Conditioner, Walk-In Closet**

Appliances/Features (4):

Bath Amn: **Double Sink, European Shower**

Basement Details: **None**

Additional Rooms:

Building Unit Info:

Tenancy Type:

Tenant Pays (1): **Electric, Heat**

Tenant Pays (2): **Electric, Heat**

Tenant Pays (3): **None**

Tenant Pays (4):

Water: **Lake Michigan, Public**

Sewer: **Sewer-Public**

Heating: **Gas, Forced Air**

Equipment:

HERS Index Score:

Green Disc:

Green Rating Srce:

Green Feats:

Possession: **Closing**

Sale Terms: **Conventional, VA**

Janitor Expense (\$/src): /
 Water Expense (\$/src): **\$2,390/Actual**
 Repairs/Decor Expense (\$/src): **\$2,200/Broker Projection**

Fuel Expense (\$/src): /
 Trash Expense (\$/src/yr): //
 Manager Expense (\$/src): /

Electricity Expense (\$/src): **\$1,145/Actual**
 Insurance Expense (\$/src): **\$3,175/Actual**
 Other Expense (\$/src): /

Operating Expense Includes:

Broker Private Remarks: **Gorgeous, fully-rented building and units are in excellent condition with great tenants. NEED AT LEAST 48 HOURS ADVANCED NOTICE FOR SHOWINGS. Please call Keith for more information and or to schedule showings. Thanks!**

Does seller agree to display on VOW?: **Yes**

VOW AVM: **No**

Does seller agree to display online / Comments on IDX? : **Yes / Yes**

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **No**

Addr on Internet?: **Yes**

Lock Box: **None**

Listing Type: **Exclusive Right to Sell**
Additional Sales Information: **None**

Holds Earnest Money: **Yes**
Expiration Date: **03/10/2027**

Showing Inst: **Please call Keith for additional info, with any questions and for showing information.**

Cont. to Show?:

Broker Notices:

Owner: **OOR**

Ph #:

Broker Owned/Interest: **No**

Broker: **@properties Christie's International Real Estate (84025) / (773) 432-0200**

List Broker: **Keith Schumann (874091) / (847) 404-8800 / keiths@atproperties.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12606301

Prepared By: Keith Schumann | @properties Christie's International Real Estate | 05/05/2026 12:53 AM