

Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Montréal (Ville-Marie)-10, Rue St-Jacques, 705

$612,045



10, Rue St-Jacques, Montréal (Ville-Marie), H2Y1L3

ULS : 28168557

VISITE DE LA PROPRIÉTÉ

Discover Le Thémis, a prestigious landmark building in the heart of Old Montreal. Elegant 1,100 sq. ft. condo with 2-bedroom, 2-bathroom, features high ceilings, hardwood floors, generous windows, an open-concept kitchen and living area, a spacious balcony, and indoor parking. Residents enjoy an indoor pool, sauna, gym, rooftop terrace with stunning city views, and more. Steps from the Old Port, Chinatown, downtown, and Place-d'Armes Metro. Currently rented, making it an attractive opportunity in one of Montreal's most sought-after locations.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	2
Garage en vedette	2

Financiers

Évaluation municipale	
Évaluation du terrain	$83,200.00
Évaluation du bâtiment	$499,700.00
Évaluation municipale	$582,900.00
Taxes	
Municipale	$3,630.00
École	$440.00
Total	$4,070.00
Dépense annuelle	
Frais de copropriété	$12.00
Total	$12.00

ADDENDA

***En date de fin septembre 2026 il ya des frais de retard du au syndicat de circa $115,000 . Ceci sera a lentiere responsabilité de LACHETEUR a le rembourser et NON le vendeur.
Numéro de lot Commun(s) : 3482703, 3683394, 3683395, 3683396, 3683397, 3683399, 3683400, 3683401
Discover Le Thémis, a prestigious address in the heart of Old Montreal, distinguished by its architectural character, exceptional location, and quality living spaces. Carefully restored and converted into condominiums in the early 2000s, this landmark building elegantly combines the neighbourhood's historic charm with the comfort of contemporary living.
This beautiful two-bedroom, two-bathroom condo, including an ensuite bathroom in the primary bedroom, offers a functional and thoughtfully designed layout. High ceilings, hardwood floors, and generous windows create a bright and refined atmosphere, while the open-concept kitchen and living area extends onto a spacious balcony.
Residents enjoy an array of sought-after amenities, including an indoor pool with a view, sauna, fitness room, rooftop terrace offering remarkable views of downtown and seasonal fireworks, convenience store, elevator, intercom, and electronic surveillance. An indoor parking space is also included.
The location is simply exceptional. Just steps from the Old Port, Chinatown, downtown, and the business district, you can fully enjoy the European atmosphere and unique charm of Old Montreal. Place-d'Armes Metro station is approximately a 4-minute walk away, while quick access to major highways makes commuting to the South Shore and other areas of Montreal convenient.
A distinctive property combining location, character, comfort, and quality of life in one of Montreal's most iconic neighbourhoods.

IMPORTANT
THE SALE IS MADE WITHOUT LEGAL WARRANTY, AT THE BUYER'S OWN RISK;
THE NOTARY OFFICER WILL BE A NOTARY CHOSEN BY THE SELLER;
A 5% DEPOSIT MADE TO THE ORDER OF THE LAW FIRM OF PAQUETTE & ASSOCIÉ, BAILIFFS IN TRUST, MUST BE TRANSMITTED WITHIN 24 HOURS OF ACCEPTANCE;
ALL DOCUMENTS REQUIRED BY THE BUYER ARE AT THE BUYER'S EXPENSE;

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2005
Number of Rooms	7

Superficie Habitable	1,094.70 PC
Nombre d'étages	10
Garage	Fitted , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom

Caractéristiques du terrain et extérieur

Vue	Panoramic , City
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	7	17.11x16.2 ft	Wood	
Dining room	7	10.1x7.1 ft	Wood	
Master bedroom	7	11.8x14.4 ft	Wood	
Bedroom	7	11.2x12.11 ft	Wood	
Kitchen	7	10.4x8.4 ft	Ceramic tiles	
Bathroom	7	14.4x5.9 ft	Ceramic tiles	
Bathroom	7	8.7x6 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Entry phone , Electric garage door , Sauna
Approvisionnement en eau	Municipality

Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator

INCLUSIONS & EXCLUSIONS

Inclusions	Nothing
Exclusions	All

MARIO CONTE
REAL ESTATE BROKER