

Increased Activity in Real Estate Trading

August Will Be One of the Best in Years, is the Optimistic Opinion Expressed—Many Small Properties Changing Hands.

The predominant feature of the real estate market during the past week has been the continued demand for small sized lots within easy distance of the centre of the city, quite a number having been sold in the northern and northwestern districts.

The easy terms upon which these can be obtained appear strongly to be the primary working factor, especially in the case of the small lots.

This is supposed to be the dull season in real estate circles, but the past week has proved such an exception to the rule that most realtors are taking an optimistic view of things and say that the present month will be one of the best for many years.

There are numerous enquiries for stores, warehouses and industrial sites, and negotiations are in progress with several American and British firms who contemplate starting branches here if suitable sites can be secured.

Phenomenal Growth Toronto's phenomenal growth is made clear by the half-yearly report issued by City Architect McCallum yesterday. There has been an increase of nearly one thousand new buildings erected, as compared with the corresponding period of last year.

Architect McCallum has designed a morgue of pleasing elevation and fine proportions, that will be erected forthwith on Lombard-street, near Jarvis. It has been planned and arranged to

Detached two-story brick and stone dwellings on Springhurst-avenue to E. G. Switzer. \$3,000

Pair semi-detached two-story brick dwellings on Darling-avenue to J. D. Todd. \$2,000

Pair two-story brick dwellings on Olive-avenue, to J. Rennie. \$4,500

Pair two-story and attic brick dwellings at 36-38 Grace-street to W. Taggart & Son. \$5,000

Two-story brick house, with stone foundation, at Lansdowne-avenue, to H. T. Mitchell. \$3,000

FARMS FOR SALE.

WE HAVE A LARGE AND SELECT list of farms in all parts of Ontario. Many of them, for various reasons, are offered at prices that make them attractive.

90 ACRES—ONTARIO, NEAR UK. Mary's; splendid farm; market town; eight cleared, balance small bush; sandy soil, good water, fair fences; frame house and barn; stable for four head; easy price, fifteen hundred.

100 ACRES—PERTH, NEAR ST. Mary's; splendid farm; well improved; excellent soil, nice orchard; good brick residence; two bank barns, in first-class condition; good stabling; No. 1 property; seventy-eight hundred; would take house in city part way.

110 ACRES—WELLINGTON, NEAR Moorefield; a choice farming property; convenient for church and postoffice; lot No. 1; one hundred cultivated, balance bush and pasture; well built on, nice brick house, good cellar; two frame barns, under crop; sixteen thousand; would take house in city part way.

130 ACRES—DURHAM, TEN MIN. from Toronto; splendid farm; about fifty miles from Toronto; all conveniences; good stabling; balance bush and pasture; two frame barns, under crop; two frame barns, under crop; two frame barns, under crop; two frame barns, under crop.

140 ACRES—HALBURTON, NEAR Gooderham station; good sand loam; twenty-five cultivated, balance bush and pasture; one thousand cash, balance arranged.

219 ACRES—JUST NORTH OF TORONTO, near Weston; splendid soil; just see the crops; they tell the story; up-to-date brick house and bank barns; first-class stabling; three acres good timber, nice orchard; abundance of water; also good frame house and plenty outbuildings; a money-making farm; fifteen thousand.

300 ACRES—OXFORD, FOUR miles from good town and station; school, church and cheese factory; all fitted in modern style for cattle and horses; water in best of condition; steady business interests have grown so extensive that the present owner, who stands farming on an extensive scale, can invest and make handsome returns; five per cent.

450 ACRES—ABOUT FORTY miles from Toronto, situated on good road, close to all market and depot; barn 60 x 120, stables underneath; two-story house and three other smaller houses; can be had at a bargain; four per cent for city property; nine thousand.

WE HAVE SOME GOOD NORTH-west lands in exchange for Ontario farms or city property.

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BARGAIN

Building known as No. 56 East Adelaide Street, suitable for RESTAURANT, LIGHT MANUFACTURING OR PRINTING, \$6,000—EASY TERMS.

S. T. SUTTON & CO., 151-2 West King Street.

FOR SALE. Valuable King Street property, central, annual rental \$1,500, first-class condition, price \$14,000, must be sold, 16,000 cash, required, balance 5 per cent.

Men's Furnishings Stock FOR SALE at a sacrifice. Owner retiring from business. Phone M. 420.

TO LET OFFICES LARGE AND SMALL Elevator, Heating, etc.

J. K. Fiske, 23 Scott St.

HENRY F. SWALM Carpenter, Builder and Valuator 199 Sherbourne St., Toronto

STORAGE. G. A. WARD, CARTAGE AND STORAGE, plans moved and stored, double and single moving vans. 300 Colborne-st., Toronto.

J. A. GODDARD, CARTAGE, STORAGE, in separate rooms, 23 Arthur-st., Park 445.

STORAGE FOR FURNITURE AND PLANTS; double and single furniture vans for moving; the oldest and most reliable firm. Lester Storage and Cartage, Spadina-avenue.

TEACHERS WANTED. TWO ASSISTANT TEACHERS FOR school Section No. 21, York District, commence 1st Sept. Apply, stating salary and references. J. Brown, 64 Coxe-ave., Toronto.

MACHINERY FOR SALE. GASOLINE OR GAS ENGINE—have a three-horse engine, the best made for \$75, X-tion 1 1/2, 2 1/2 and 4 1/2, both in excellent condition, for \$100. 180 Simcoe-st.

BUSINESS CHANCES. FOR SALE—FRIED FISH RESTAURANT; prosperous business. Box 45, World.

\$2,000 CASH WILL BUY A dwelling attached to a general store, with splendid property for full particulars. Address Box 7, World Office.

OLD ESTABLISHED CIGAR TOBACCO and news dealer's for sale. Apply to write 111 East King-st., Hamilton.

MINING ENGINEERS. M. J. LEWIS, Consulting Mining Engineer. Offices: 30 Board of Trade Building, Toronto, Latchford, Lansdowne and Cobalt, Ont.

STORES TO RENT. LARGE, HANDSOMELY DECORATED premises for confectionery and coffee. 185 West Queen-st.

TEACHERS WANTED. TEACHER WANTED—MALE, holding a first-class professional certificate in teaching, for full particulars, work; applications received till 7th of August; state salary and experience. Apply to S. J. Joyce, secretary, Havelsack.

CITY HOUSES FOR SALE.

Waddington & Grundy's List. BY WADDINGTON & GRUNDY, 31 KING-ST. — COMFORTABLE 2 ROOMED HOUSE; price \$1,800; easy terms.

BRICKFIELD-STREET — CLOSE TO HOWE-STREET, six rooms, stable; price \$2,200.

CLASSIC-PLACE — SEVEN ROOMS; brick front; \$2,200.

PENDRITH-ST. — 5 ROOMS; ALMOST new; \$2,200.

SEATON-STREET — 3 ROOMS, CLOSE TO QUEEN-STREET; \$2,000.

SACKVILLE-ST. — 3 ROOMS, SOLID brick; close to Riverdale Park; \$2,000.

MANNING-AVE — SOLID BRICK 3 LAWNS; \$4,000. lot 40-foot frontage, nice view.

WADDINGTON & GRUNDY, 31 EAST KING-ST., Main 425.

PROPERTIES FOR SALE OR EXCHANGE. NIAGARA FALLS—ONE MILE FROM Lundy's Lane, one of the best equipped fruit farms in the district, 200 acres, 50 fruit trees, 50 pear trees, 12 quince trees, besides apples and large variety of small fruits; good buildings, dwelling heated by gas; also tenement house; commodious outbuildings; high school; 100 feet frontage; price \$14,000, including stock and implements; this season's crop owner would exchange to city or suburban property; Waddington & Grundy, 31 East King-st., Main 425.

WADDINGTON & GRUNDY'S LIST. WADDINGTON & GRUNDY, 31 KING EAST, offer:

\$1,200 — DAVISVILLE, 5-ROOMED house, nearly new; lot 90 x 130; \$200 down.

\$1,350 — DAVISVILLE, CLOSE TO Yonge, 5-roomed cottage; lot 50 x 150.

\$1,600 — DAVISVILLE, 5-ROOMED with large lot; lot 100 x 150; nice garden and fruit.

\$1,800 — DAVISVILLE, 6-ROOMED dwelling; lot 45 x 150; garden and fruit.

\$2,000 — DAVISVILLE, NICE COTTAGE with fruit trees; lot 40 x 150; easy terms.

\$2,000 — DAVISVILLE, 5-ROOMED, new, well-planned, verandah, lot 35 x 130; \$200 down.

\$2,200 — DAVISVILLE, NEW, SIX rooms, brick, close to Yonge, abundance of fruit, lot 100 feet deep; 2 1/2 frontage; close to Yonge-street.

\$2,200 — SOLID BRICK COTTAGE, in best part of Brighton, five good rooms and full-sized basement; lot 40 x 124; this cottage is new and price includes furnace; \$500 down.

VETERINARY SURGEONS.

A. McLELLISH, VETERINARY SURGEON, 400 Queen-st. West, Toronto.

D. J. GORDON McPHERSON, VETERINARY SURGEON, Toronto, Ontario.

THE ONTARIO VETERINARY COLLEGE, Limited, Toronto, Ontario.

W. M. MOLE, MEMBER OF THE ROYAL COLLEGE OF VETERINARY SURGEONS, London, Eng.

MACHINERY FOR SALE. ONE ARMYINGTON & SIMS STEAM engine, about 40 h.p., with all steam connections in engine house. Can be seen in operation at 75 Front-street East. Price \$100 cash.

MEDICAL. DR. W. R. STRUTHERS, OF 236 BATHURST-ST., Physician, 236 Bathurst-st., Toronto.

MEDICAL SPECIALIST. DR. R. O. SNIDER, CONSULTING physician, 53 Bathurst-st., near Bay-st., Toronto.

MONEY TO LOAN. PRIVATE FUNDS AT LOWEST rates on all classes of property in York County farms. Locke & Co., 87 Victoria-st., Toronto.

WILL NEGOTIATE A LOAN FOR personal property. Call and get our terms, strictly confidential. The Borrowers' Guild, 10 LaSalle Building, 4 King-street West.

REAL ESTATE. REAL ESTATE, low insurance, 35 Victoria-st., Toronto. Phone 8778.

\$75,000 TO LEND — CITY mortgage pay off, advances made to purchase property, low interest, easy terms. Apply to E. R. Reynolds, 71 Victoria-st., Toronto.

LEGAL CARDS. B. DWELL, N. DAVIS, BARRISTER, removed to Continental Life Building, 151 Bay-st., Toronto.

BRISTOL AND ARMOUR-BARRISTERS, Solicitors, Notaries, etc., 103 Bay-st., Toronto. Phone 1234.

COOK, BOND & MITCHELL, BARRISTERS, Solicitors, Notaries, Temple Block, 100 Front-st., Toronto.

CURRY, EYRE AND WALLACE—Barristers, 25 Queen East, Toronto.

FRANK W. MACLEAN, BARRISTER, Solicitor, Notary Public, 34 Victoria-st., Toronto. Phone 4123.

JAMES BAIRD, BARRISTER, SOLICITOR, Patent Attorney, etc., 9 Quebec Bank Chambers, East King-st., corner Toronto-st., Toronto. Monday.

HUGHET BARTRAM, BARRISTER, Solicitor, etc. Money to loan. 13 King West.

CARPENTERS WANTED.

100 Carpenters wanted at Stadium, Syracuse University. Long job. No labor troubles. Wages 400 per hour. Apply Consolidated Engineering & Construction Co., Syracuse, N.Y.

HELP WANTED. BRICKLAYERS LABORERS WANTED. Call at 121 Yorkville-avenue.

GIRLS WANTED. APPLY HUNTS, 9 West King-street.

HOUSEMAIDS WANTED. APPLY to Housekeeper, the Queen's Hotel, Toronto.

MACHINISTS—KEEP AWAY FROM Toronto; strike on.

MAN AND WOMEN TO LEARN BARBER trade in eight weeks; graduates earn \$12 to \$18 weekly; have security; catalog free. Moler Barber College, Queen and Spadina, Toronto.

MAC-IN-SHAW WANTED—ONE LAIDIER has one steam mill hand, one general machinist. Apply Fairbanks, Morse, Canadian Manufacturing Co., 157 1/2 Front-st., Toronto.

PLUMBERS AND STEAMFITTERS wanted—Highest wages and steady employment to competent men. The Bennett & Wright Co., Ltd., 72 Queen-st. E., Toronto.

WANTED—BLANKET WEAVER, J. Walshaw & Son, Bolton.

WANTED—STONECUTTER: A good working stonecutter wanted; second-hand would do; state price, condition and price. F. M. Chapman, care of the World.

WANTED AT ONCE—FIRST-CLASS STONECUTTER for industrial work; good door factory, good job for right man. The Evans Co., Limited, Sudbury, Ont.

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WANTED—FIVE THOUSAND MEN, College, corner Queen and Spadina, Toronto.

WANTED—A FEW GOOD MULD spinners for woolen mills at Paris, Limited; highest rates paid. Pennings, Limited.

WANTED—ENGINEERS, ELECTRICIANS and all kinds of steam or electric work. New pamphlet containing questions asked by examining boards throughout the country. Sent free. Geo. A. Zeller, Book Co., 177 So. 4th-st., St. Louis, Mo.

WEAVERS WANTED—ON PLUMY looms; steady work guaranteed. Good wages; pay learners. Oriental Textile Co., Ltd., Toronto.

WANTED—HOUSE TO HOUSE CARPENTERS, lawn specialty. Box 4, World.

SITUATIONS WANTED. CARPENTER—GOOD, ALL ROUND, and helper, wants job; not afraid of work. Massey, 47 Wellington-block.

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OTTAWA LEGAL CARDS. SMITH & JOHNSTON—ALEXANDER Smith, William Johnston, Barristers, Solicitors, Ottawa.

STAYED. DORNEED MILK COW, STRAYED on C. P. R. tracks, east of Donlands farm; owner may have cow by paying expenses. Apply J. S. Lovitner, Donlands P. O.

MARRIAGE LICENSES. AT FRED W. FLETCHER'S PRESCRIPTION Drug Store, 62 Queen West. Witnesses unnecessary. Phone 4123.

MARRIAGE LICENSES ISSUED BY J. B. LEROY, ISSUER OF MARRIAGE LICENSES, 210 Queen-st. East.

FISCAL AGENT. FISCAL AGENT WANTED IN EVERY city, town and village; new, a business year class limited; highest rate of character; bank reference; remunerative; consistent; those familiar with stocks, brokerage business preferred. Address R. Mc. Bailey, Temple Block, Kansas City.

COMMERCIAL HOTEL, 54 AND 56 Jarvis-street, recently renovated and decorated throughout; low rates; clean and comfortable; comfortable beds; breakfast included. Rates, \$1.00 and \$1.25. Apply to proprietors, 54 and 56 Jarvis-street, Toronto.

DAILY HOUSE—CORNER FRONT and Simcoe, remodelled and enlarged; new management; rates \$1.00 and \$1.25 per day. E. H. Hines, Prop.

QUEEN-HOUSE, QUEEN-STREET—East, Toronto; rates one dollar up. D. Taylor, Proprietor.

CROSBY HOUSE, YONGE AND QUEEN-STREETS, first-class service; furnished rooms; billiard, parlors, etc. dollar rate and two dollars a day. Phone Main 2381.

HOTEL VANDOME, YONGE AND BATHURST-STREETS, rates two dollars up. Rates moderate. J. B. B. Prop.

HOTEL GLADSTONE—QUEEN-ST. west, opposite G. E. R. and C. P. R. stations; electric cars pass door. Turn-bull Smith, Proprietor.

ARTICLES FOR SALE.

COMMON NERVE PILLS and Dr. Ayer's Sarsaparilla, no smell, all druggists.

FIVE HUNDRED NEATLY PRINTED cards, billboards or dog tags, use for. Barard, 246 Spadina. Telephone Main 6357.

FOR SALE—AMERICAN MARK (new) pump, complete new, a bargain. Address Box 198, St. George, Ont. 67

FOR SALE—EGG CARRIERS, 2 each. International Egg Carrier & Paper Co., Room 6, Park Building, Hamilton, Ont.

FOR SALE—AUTOMOBILE—CADILLAC, fine Model F. First-class condition. New tires. Address Ed. Baker, World Office.

FOR SALE AT A BARGAIN, A second-hand bicycle. Bicycle Munson, 247 Toronto-st.

FOR SALE A GOOD BUGGY. APPLY 1172 Colborne-st.

FOR SALE—A GOOD SAIL BOAT—35 ft. long; owner going west. Apply 107 Jefferson-avenue.

AS LOW AS BRASS AND IRON, 1 cent each. 36, Apply 16 or 18 Bar-lon-avenue.

GARDEN HOPE NEW, AT 2 PER cent. N. Smith, corner York and Adelaide-streets.

FOR SALE—LAW REPORTS—ON contracts, South African law, calling Court, bargain for cash. Dow & McCallum, White.

MILITARY LAND GRANT CERTIFICATE for 100 acres. Rip, Kinley & Co., 15 Victoria-street.

ARTICLES WANTED. I WILL PAY CASH FOR GENTS' SECOND-hand bicycle. Bicycle Munson, 247 Toronto-st.

OSTEOPATHY. REDUCED RATES FOR TREATMENT during summer months. Hunt & Hunt, 15 Floor West.

SUMMER RESORTS. ACCOMMODATIONS FOR TOURISTS, convenient, comfortable beds, first-class table, bathing, fishing, etc. Write to H. Jackson, South Bridge.

HOTEL BLANT, BRIDGEMONT, Ont. Open for the leading summer hotel, special banquets to Monday, rates furnished; Ottawa will be an early possibility to visit. Get your information for particulars, write to Mrs. B. Brant.

LAKEVIEW HOUSE—ADDRESS Toronto, 11th, near P. O., Mountain. Good fishing in Sparrow Lake. Terms, \$10 to \$15 a week.

ART. J. W. L. FORSTER PORTRAIT Painter, 24 West King-st., Toronto.