

ST. JAMES STREET.—That valuable Lancashire Life Building, and temporarily occupied by the "Star"; the building lot adjoining the London & only lot on the street, is now offered for sale at the extremely reasonable price of \$18.50 per foot. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).

ST. JAMES STREET.—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

ST. LAWRENCE STREET.—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. inquiries solicited. (297-B).

ST. LAWRENCE STREET.—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

ST. PATRICK, ISLAND & LACHINE CANAL.—A block of land with a frontage of 1,550 feet on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

ST. PAUL STREET.—A substantial stone warehouse, forming corner of a lane 25½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

ST. PAUL STREET.—A good business site, 38½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (831-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street, well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

ST. PETER AND ST. SACRAMENT STS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

ST. SACRAMENT STREET.—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

VALLEY STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

are sent broadcast throughout the country, perhaps into other countries, and the picture is seen and admired on the Pacific slope and in other remote parts of the United States. Many who see it immediately imagine that the entire building is occupied by the company, which must be a great and strong one; therefore a good one in which to have a policy. In addition to this advertising the company gets the rent of a floor free and perhaps 4 per cent. on the investment besides, so institutions are naturally in favor of skyscrapers.

The scheme of constructing buildings of abnormal height for speculative purposes exists in a mild form to-day, but it is a pretty expensive experiment to try, and with the remembrance of the failure of individuals engaged in such an enterprise still fresh in the public mind, it is a scheme which is approached with great caution. Of course, when it is perpetrated on credulous individuals it is accomplished, first, by putting up an attractive building on a piece of ground which, by reason of its non-central location, is comparatively reasonable in cost; second, by securing, by hook or crook, a good supply of tenants, that a "good proposition" can be presented, and, lastly, by funding the enterprise. To the enrichment of its promoters, and often to the annoyance and loss of the buyers of the stock and bonds.

The astounding values of real estate at the lower end of Manhattan Island, coupled with the inability—because of congestion—to spread out, have made it necessary, according to the theory of many owners, to build the skyscraper type of structure, for by so doing, and only by so doing, they argue, can a fair return be derived from a building investment in the office district.

The earning capacity of a tall building depends upon many things, most of which apply to any building investment. In the first place, the location must be such as to attract a number of tenants sufficient to absorb the available floor space, then, the elevator service must be rapid and safe (too great stress cannot be laid on this point), and assuredly the building must be well kept and well run, which means that the janitor service must be good. Money is wasted in janitor service, just as too much economy is practised in this direction, and it is the aim of an agent that his building shall be "conservatively run."

The questions of maintenance and of running expenditure naturally affect vitally the income-producing capacity

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price (368-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE.—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (434-B).

ARGYLE AVENUE.—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARGYLE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE.—Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (238-B).

COTE ST. ANTOINE ROAD.—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalf Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (349 B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

CAMPBELL STREET.—Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 130 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (900-3).