

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the east part of the avenue. (31-B)

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 mantles. Price \$7,500. (288-B.)

BURTON AVENUE—A good building lot, 30 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (103-B)

CARLETON ROAD.—Three very desirable, well situated, building lots, with a total frontage of 54½ ft.; the situation is unsurpassed for beautiful views, good pure air, no chance of shops in the neighborhood, etc. Price only 60 cents per foot. (300-B.)

COLUMBIA AVENUE.—Five good building lots, each 25 ft. x 102 ft., lane in rear. A bargain. (302-B.)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (256-2)

COTE ST. ANTOINE ROAD.—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont Ave., fine situation; good view, could be divided advantageously. (298-B.)

COTE ST. ANTOINE ROAD, Corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-2)

COTE ST. PAUL.—Corner of Upper Lachue Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a)

COTE ST. ANTOINE ROAD.—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-b)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Waverdale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front. With all modern improvements, kitchens on ground floor. (799-3)

men who had developed and built up Chicago."

To this *impasse* every trail leads. If we want to identify the men who make our municipal politics a hissing, we must not look for them in the tenements and the slums. The voters there resident live up, in general, to their highest conception of morality and civic duty. No, we must go to the clubs and the churches and the avenues where are to be found the men of eminent respectability, who, for the sake of making millions illegally, pay out their tens of thousands to the spoiler.—*A New York Evening Post*.

PUBLIC REVENUE FROM FRANCHISES.

Harrison Van Dyne, president of the American Society of Municipal Improvement, in his address at the annual meeting of the society in Washington recently, called attention to the small proportion of public expenses that are paid by the corporations owning valuable franchises, and declared that some plan should be devised whereby municipalities should receive a larger share of the profits arising from these franchises.

It was only a few years ago when the investment of money in street car lines, gas plants and water works was looked upon as rather unprofitable, and a city of moderate size deemed itself fortunate if it could find capitalists willing to accept franchises as a gift. Many a man in Kansas City, Chicago, St. Louis, in fact, in every large Western city, can remember when the privilege of supplying gas, water and street transportation to the people was not worth anything, and the men willing to invest their money in facilities for furnishing these services were deemed benefactors.

That is the principal reason why the habit of giving franchises away arose. But with the rapid growth of cities, the men who originally obtained these franchises that were supposed to be of little worth gradually found that they possessed enormously valuable property, and they began to reach out for more and more privileges of the same sort. They succeeded in getting many desirable franchises for nothing before the people discovered that their representatives were giving away privileges that ought to be sources of great revenue for the cities.

The people are thoroughly awake regarding this important subject now, and franchises are no longer given away, though as a result of bribery and corruption cities generally receive but a small part of what should be obtained for them. The companies which own public franchises have shrewdly hidden the immense profits obtained by issuing great amounts of capital stock in excess of the money actually invested, and by paying a moderate rate of dividend and interest on this over-capitalization, they made it appear that they are realizing only fair returns.

There is only one way to reach those corporations which now have long time franchises for which they pay little or nothing, and that is by

DORCHESTER STREET—Three choice lots near Claudevoye Avenue, each 25 feet front. (206-a)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

DORCHESTER STREET.—Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B.)

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 43½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses.

DORCHESTER STREET.—Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

GREENE AVENUE.—A brick cottage, sanastone trimmings, modern improvements, nicely laid out. Price only \$5,000. (802-B.)

GREENE AVENUE.—First class two storey cottage, with every modern convenience, porcelain bath, stationery washbaths, Daisy furnace, asphalting basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B.)

GREENE AVENUE.—A valuable building lot, forming the corner of Prospect Ave., 93 ft. by 73 ft., only 42½ cents per foot. (257-B.)

METCALFE AVENUE.—Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (802a-3.)

ST. CATHERINE STREET.—A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (203-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 30 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)