

WOOD AVENUE—A three story real stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bed-rooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Interior finished in cottonwood. Particulars at office. (208-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-3)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Seargeant of Grand Trunk Railway. Has all modern improvements, conservatory, vinery, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

At Weredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

LA BANQUE DU PEUPLE

PROPERTIES

FOR SALE

En bloc or Sub-divided.

We beg to inform our readers that the valuable properties in the hands of this bank are now placed with us for disposal in whole or in part.

They embrace properties on

St. James Street,
William Street,
St. Henri,
Notre Dame de Grace

We are prepared to receive any reasonable offer and will make easy terms to reliable purchasers.

IN BUSINESS.

Every day presents new conditions in this age of rapid development and quick evolution. Every day, in these times, the aspiring merchant must newly consider the changing situation and determine in every little veering of the trade wind the right moment to take hold, the fitting time to let go. If he judges well, he is bound to reap success. If he is indifferent and slow, he is bound to fail—for it is failure not to advance, when "Advance" is the watchword of militant business.—*Keystone, Philadelphia.*

COURTESY.

Courtesy is the cheapest advertisement of a man's business. Courtesy pays handsomely. Courtesy is never a mile take. Courtesy saves us from feuds and enmities. Courtesy is the well-spring of friendships. Cultivate it—not as a duty if you are insensible to the authority and beauty of that solemn word—but on every ground of wordly wisdom and practical expediency.—*Bulletin of Pharmacy.*

THE DANGER OF "FIREPROOF" BUILDINGS.

The recent great fire in London, which laid so many houses low, has done good service in calling attention to the utterly false security promised by so-called "fireproof" buildings. The buildings are so far fireproof that the materials used in their construction—iron and concrete—will not take fire. But what happens when such a structure is stored with highly inflammable goods should such goods become ignited? The building acts like a fireplace, its numerous staircases, lift-shafts, and windows acting as flues, until its interior is one mass of glowing heat. Then the heat acts upon the iron girders, causing them to lengthen by several inches, and to exert an outward thrust upon the walls, which speedily brings them down. Good, strong, old-fashioned oaken beams are far safer for they take a long time to burn through, and they do not elongate by the action of heat. It is obvious that there is room for great improvement in our methods of building construction in view of risk from fire.—*Chamber's Journal.*

He is not a free man that can do what he will, but he that will do what he should.—*Waller.*

Luther said: "*Bene orare est bene laborare.*" To pray well is to work well. The converse is also true: to work well in a good cause is to pray in the best fashion. But the best of all is to unite hard work with earnest prayer.—*Church Standard.*

To obtain perfection it is not necessary to do singular things, but to do common things singularly well.—*St. Francis de Sales.*

The first thing you have to see to in becoming soldiers, is that you make yourself wholly true. Courage is a mere matter of course among any ordinarily well born youths, but neither truth nor gentleness is matter of course.—*Ruskin.*

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

ROSEMERE, P. Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (287-B)

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

DIXIE, now called SUMMERLEA—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class house and suitable out buildings. A charming situation for summer residences. (206-C)