

feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-8).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. DENIS STREET, facing St. Louis Square—choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114-B).

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot $28\frac{1}{2}$ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane $28\frac{1}{2}$ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

ST. PAUL—A good business site, $28\frac{1}{2}$ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (831-3.)

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds

FOR SALE, - \$9,000

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal.

J. CRADOCK SIMPSON & CO.

his nursery pictures—is a blessing that we do not appreciate properly in this country.—*N. Y. Evening Post.*

THE POSITIVE VALUE OF QUIET AND BEAUTIFUL STREETS.

By J. W. Harvard.

Many and diverse motives cause men to undertake a great variety of tasks. Whatever they seek be it pleasure, profit, or the necessities of life they are compelled, directly or indirectly, to use city streets. The supplies which are needed for the existence of thousands of people in each city pass through some portion of the streets; either under them, in conduits or pipes, as water and gas; or upon them, in vehicles or carried by hand; or above them through electric wires conveying light or bearing information by telegraph or telephone. The products of our labor pass to their destination through many channels of transportation, but almost always a portion of the way over the pavements of streets.

Modern conditions have changed the problem so completely that the old solutions are no longer adequate. To carry conviction of this fact, pictures often appeal to a reader better than too much text. With this in mind, the illustrations of this article have been chosen; not with a view to showing the most beautiful streets of the world, but to exhibit certain facts carefully explained under each picture. Many articles have been published concerning good roads and pavements, but too few pictures have appeared. They speak louder than words.

City streets, with their pavements and other equipments, effect each man, woman, and child. The air and daylight come to the dwellers in cities principally by means of the spaces provided by the streets. We rely on the streets for so many necessities, comforts and conveniences that to properly construct, equip, pave, and maintain a city street requires a careful consideration of many other needs than those of horses and vehicles. Comparatively few persons own or use horses. Electric and other powers have so reduced the number of horses that the horse is to be considered less than heretofore in our street-paving problems.

Consider for a moment a few of the many questions involved in modern street construction. Each of the following matters must be provided for, and their relative importance and position kept in mind, by our city engineers and others who attempt to administer our thoroughfares.

They must provide for air; natural light by day and other light by night; surface drainage; sewers; pavements of roadways and sidewalks; water pipes; hydrants; posts and poles for various purposes; wires and their arrangements, above ground when necessary, and under ground when possible; and boxes for post office, police, fire-alarm, and other purposes. We have need of places of public comfort so necessary to the health and convenience of the dwellers in dense populations and so lacking in too many American cities.

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white-wood. Price \$7,500. (169-B.)

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

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (13-2).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (166-B 1.)

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (109-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. (286-2).

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. (437-3).

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

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).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a).

DORCHESTER STREET—Three choice lots near Clondeboye Avenue, each 25 feet front. (205-a).