

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 35 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.—11-B).

Business Properties And Building Lots FOR SALE.

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-B.)

ATWATER AVENUE.—A block of land with a frontage of 200 ft. x 96 ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ ft. x 129 ft. 3 in. Very few lots remains unsold on this street. (384-B).

LESLIE STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (398-A).

CANAL AND BASIN STREETS.—A block of land 137 feet x 192 feet, with two storey brick buildings thereon, all in A1 order. A new American water wheel was put in May, 1895, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

CEDAR AND PINE AVENUE.—A block of land 137 x 192 feet, with 161½ feet on Cedar Avenue. Delightful situation for villa residence commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

Next to be considered is the heating. The room must be warm in cold weather. There is nothing so discouraging as a cold bathroom. Cold water isn't half such an affliction. Have the temperature at or above 70 degrees, whether you bathe in hot or cold water, the room should be warm.

If you have a furnace or fireplace heater, place a radiator or register in this room, being sure that steam pipes are not exposed so that there is danger of bursting one's bare limbs.

If you use open fire places or stoves, place a register from the ceiling of the kitchen to the floor of the bath room. You will be surprised at the amount of heat that will come up from the kitchen.

The floor register is not possible in rooms where there are shower baths, as the water splashed on the floor will run into the register. I recall one fine residence, with all modern bathroom fixtures, and with a furnace register placed in the center of the tiled floor. It was to be used after the bath, the owner said, for warming and drying. But when the spray bath was used, the water ran down the furnace pipe, dripping in the butler's pantry, and eventually putting out the fire in the furnace.

Having the room located the next question is the finish for floor and walls. Undoubtedly the most sanitary and the most attractive thing to use is tiling. For the floor use "vitreous" or "vitrified" white tiles. These are almost like glass, in being very hard and non-absorbent, and yet they have not the shiny, slippery surface of the glazed tiles. Plain white three-inch hexagon tiles, with a narrow color band around the edge of the room as a border, is the most popular arrangement, though occasionally one sees an attractive floor of white octagons with small three-square dots in the corners, formed by the four octagons.

For the walls, use brick-shaped or square glazed white tiles, with a moulded cap and base. Color strips and a border in a shell or seaweed design greatly add to the appearance.

If one cannot afford tiling—the cost will be about \$130 for the floor and three-foot wainscoting in a room 6 x 8—if this seems extravagant, a very good substitute for the wall is a hard cement finish, lined off to represent tiling. Or for both floor and walls, use hardwood, thoroughly dried and laid in narrow strips. Linoleum of simple design for the floor, and a similar effect in paper for the walls, give a clean and charming finish at very low cost. White enamel woodwork is also attractive for walls.

NATHAN STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (81-B).

CITY COUNCILLORS STREET.—A brick building, occupied as shop with dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-4).

COLE DES NEIGES ROAD.—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price, \$1.25 per foot. (184-B).

CRAIG STREET.—A block of brick stores well situated on the best business part of the street. Annual rent \$1,500. (310-B).

CRAIG STREET.—Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Mortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

DELORIMIER AVENUE.—A fine block of land, 120 ft. front by 350 ft. deep; first class site for manufacturing purposes; low price. (290-B).

DELORIMIER AVENUE.—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft., of land with the buildings thereon, erected, viz.: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B).

DORCHESTER STREET.—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B).

DORCHESTER STREET.—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3).

DORCHESTER STREET.—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 82,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vinery, conservatory, stables, coach house, and other outbuildings. Price and particulars at office. (22-C).

DRUMMOND STREET.—Three choice building lots above Dorchester street, 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

GREY NUN STREET.—A block of land having a frontage of 141½ feet on Grey Nun street by a depth of 95 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (443-C).

GREY NUN STREET.—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

GUY STREET.—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (341-B).

MCGILL STREET.—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over