182, \$150 PER FOOT, \$7500, T. X 96, WITH BUILD-E _67 FT. X 187, \$2100.

45 FT. X 190, \$900. ROAD-90x130, \$2250

x120 - GOOD CORNER 40x170, \$800. 106-\$35 PER FOOT, \$1575. -10 ACRES, WITH LABOR

20x137-\$60 PER FOOT, \$1900 O. WITH PAIR BRICK E.-50x120-\$18 PER FOOT, E. -50x130, \$87

41194, \$10,260. 2. -185x150, SEVERAL LOT 150x130 - SEVERAL LOTS, ST-51 FEET, \$30,000.

E.--50x196, \$8750. 0x125, WITH BUILDING, \$850 E._50x196, \$10,500

0x150; SEVERAL LOTS; \$800

80x137; SEVERAL LOTS, \$5400 TE. 60x166, \$2400

VE., 182x166, \$5290

VE., 100x130, \$4000. TE-ST., 50x128, WITH PAIR

VE-ST., 85x180, WITH HOUSE, 0x130, \$1500. NE-ST., 8916x90, \$7800.

ROAD, 100x128, \$5500. REET, COR. ISABELLA, 92x100 REET, 26x100, \$9500.

TREET, 60x188, \$50,000.

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Geo. Dunstan

ilding, Toronto; Tel. 1327 BLOCK, WEST TORONTO JUNEFIOL

PROPERTIES FOR SALE.

PROPERTIES FOR SALE.

ALL the improved real estate in Toronto, as a rule, has paid its interest and taxes, and quadrupled in value during the past 50 years.

During the same period 90 perpent of all the merchants and traders have either failed or gone out of business, so that their stock has been wiped out.

Toronto's Mf'g Suburb

DAVENPORT-ROAD, SOUTHEAST CORNER Bartlott-ave., 94x180, \$30, the electric railway along this street is assured and will greatly
increase prices, this corner is cheap and will pay been wiped out.
In view of these facts it is safe to assert that nothing is so sure an investment as improved property.
Nothing is likely to grow in value faster or be more permanent in its

The service are constituted and control of the service and control of the s

BUILDERS

H. WILLIAMS,

and Comfort.

Charming Sites for Private Resi-

SITUATED ON Belt Line Railway AND CLOSE BY

STREET-RAILWAY YONGE-ST STREET-HAILWAY

For Particulars Apply to DICKSON & PARSONS 14 Adelaide-st. East.

ESTATE AGENTS AND MONEY BROKERS 14 Adelaide-st. East

Store property, Douglas block, corner Bloom Bathurst-street, most progressive property not and best investment, is offered at a sacrifice, will take half equity in good central vacant land, balance part cash, part second vacant land, balance part cash, part second mortgage.

Madison-avenue, two beautiful residences, \$7000 and \$14,000, would exchange for good vacant and and some cash. Bathurst-street, 2 solid brick, just dompleted. Euclid-avenue, 2 semi-de-tached, 1 detached, just new and beautifully finished, would exchange for part cash. Vacant land, corner Brunswick-avenue and Bloor, a dead bargain, on builders' terms. Corner Markham and Bloor, builders' terms. Corner Bathurst and Lennox, a snap; builders' terms. 100 feet Euclid-avenue, cheap; builders' terms. Mimico-We control a block on Main-street, between Industrial School and Church-street, can be bought to make \$5000 in 8 months.

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YORK CHAMBERS, TORONTO-ST -AND-

45 Dundas-st., West Toronto Junction. WE HAVE THE CHOICEST AND CHEAP-est lots in the market, villa sites and IVELYN-CRES.—\$25 TO \$90. THE MOST picturesque part of West Toronto Junction. everal solid brick houses built last year, and lans out for several more this season.

MARKET GARDEN FOR SALE—11 ACRES, three miles from West Toronto Junction, facing on Dundas-street, grand soil for gardening, only \$2000. This is the best bargain on the market v. Do not delay but secure at once.

VERAL HOUSES TO EXCHANGE FOR vacant property—also 700 feet in Mimico to large for good store property in West Torlunction or Toronto. LDERS—WE HAVE SOME GOOD LOTS
in St. George, Madison, Rosedale, etc.,
ders' terms, also in West Toronto Junction,
Churchill, Weston-road, Keele-street,
nan, Quebec, Woodside and Kennedy-aves.
dees' terms. on builders' terms.

POR FULL PARTICULARS, APPLY TO
Geo. Gurd & Co., York Chambers or Dundas-street, West Toronto Junction.

Toronto Highlands.

200 houses wanted at Mimico this season. You cannot build too many for the demand. At least 12 per cent. On your investment to put up the right class of houses several more large factories stobe erected this season and we don't want the working man to be compelled to come to the city every night; it is to his advantage to live in Mimico, more healthful and beauty, Healthfulness and Comfort.

Offers the Following Houses

Adelalde-st. west, brick factory rented to pay sper cent. get actories to pay sper cent. get close to Yonge-st., pair new brick houses, seasy terms, \$2200.

The Following Properties Are Office in season and we don't want the working man to be compelled to come to the city every night; it is to his advantage to live in Mimico, more healthful and beautiful.

Situation Unequalled for Beauty, Healthfulness and Comfort.

Situation Unequalled for Beauty, Healthfulness and Comfort.

Four good houses Homewood-ave.

\$4000, solid brick, Sussex-ave., part exchange, mortgage only \$1750. Fine King-st. store near St. Law-

J. CURRY 45 Adelaide-st. east. TELEPHONE 1806.

HEWISH & WALKER, ESTATE wood finish, very desirable property; would take part exchange in Annex vacant property; equity \$8000. \$5000.

\$5000 - RESIDENCE - ANNEX, MCD- serin, cornier house, handsome design; would take part exchange; equity \$5000.

\$15,000 - RESIDENCE - ANNEX.

\$15,000 - RESIDENCE - ANNEX.

\$15,000 - RESIDENCE - ANNEX. cholee property; exchange in part; equity \$7000.

\$11,000 - RESIDENCE - SOUTH
Parkdale, modern, 12

B7000 recoms, deep lot, no encumbrance; exchange for pair, fairly central, rented.

B8000 EQUITY IN PAIR STONE fronts, 12 rooms, convenient to Queen's Park; exchange in part.

B8000 EQUITY IN PAIR, JARVIS-street, handsome design, 10 rooms, modern; exchange in part.

B8000 EQUITY IN PAIR, JARVIS-street, handsome design, 10 rooms, modern; exchange in part. \$8500 - RESIDENCE, N.E. PART, handsome design, hardwood finish, 12 rooms, very desirable; exchange in \$13,000 - RESIDENCE - ST. George-street, south of Bloor-street, containing 14 rooms; equity \$6000.

\$8000 - EQUITY IN PAIR CENTRAL houses, handsome design, deep T WE HAVE A LARGE LIST OF HOUSE figures ranging from \$20,000.

HEWISH & WALKER.

15 Victoria - st. TORONTO.

Real Estate Broker, 9% Adelalde-street east.

EATY-AVE., PARKDALE, SEVERAL GOOD sites, \$50, builders' terms

which we offer on special terms to builders.

E. J. CLARK, - Manager
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Offers the Following Houses

I have some choice lots within a few minutes' walk of the number of factories already running, and which are clear of encumbrance, beautifully situated, can guarantee a favorable loan to right man to build. This is a golden opportunity and now is the season of the yearto embrace it. Call on me for further particulars.

I have also choice annex lots on builders' terms at right prices.

Fine house, South Parkdale, light mortgage, exchange for annex lots or take Mimico lots clear of mortgage.

Wanted, house, Parkdale, about \$3000, will pay some cash, balance exchange.

Four good houses Homewood-ave.

I have glood houses Homewood-ave.

Four good houses Homewood-ave.

Four good houses Homewood-ave.

gain. Yorkville-ave., pair brick houses, semi-detached, well rented, \$7200 The above are offered on easy terms of payment. Many other houses to choose from on our list. Vacant lots in every part of the city. For terms and further particulars apply to

GEORGE FAULKNER 21 Adelalde-st. East.

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\$4800 MANNING AVE., NOS. 441 and 443, solid brick, 10 rooms; bot 20x145 each.

\$7500 - SPADINA-ROAD, NOS. 19 AND
21, stone and pressed brick
fronts. 12 rooms; will exchange for annex lots. exchange; equity \$6000.

\$7000 -RESIDENCE - CENTRAL, 12 rooms; will exchange for annex lots.

\$7000 -RESIDENCE - CENTRAL, 12 rooms; will exchange for annex lots. \$3700 - MAJOR-STREET, NO. 26, solid brick, 9 rooms, lot 25x109;

MADISON-AVE.—LOT 115—\$75. TOODLAWN-AVE. - BEAUTIFUL LOTS-W only \$50 per foot,

WALKER-AVE, -BOTH SIDES-ONLY \$45 Per foot.

D'VERCOURT-ROAD — N.W. CORNER OF
Hepburn-street—130x182; only \$50 per foot.

DUSHOLME-ROAD—WEST SIDE—OLOSE TO College-street, \$53.

7 ORKVILLE-AVE-66x170-\$100. BATHURST-STREET - N.E. CORNER OF Herrick-street, 108x125; builders' terms; D Herrick-street, 108x125; builders' terms;
price \$100 per ft.
UIDNEY SMALL, REAL ESTATE BRO KER, 15
Victoria-street. Telephone

PROPERTIES FOR SALE.

\$40 -- Dovercourt-road, F. J. Smith & Co. \$32--Church-st., F. J. Smith & Adelaide-street east.

Co.

\$32 -- Jamieson-avenue, F. J.

Smith & Co.

Smith & Co. & Co. \$30--Markham-st., F. J. Smith

ave., fine large stores with plate glass windows, &c., dwelling attached; rent low; good business stand.

F. J. SMITH & CO. 90 Church-st

VACANT LOT - DOWLING-AVE., SOUTH of King, 215 feet.

VACANT LOTS IN THE EASTERN SUBURBS, in Lee-avenue, 800 feet; Wheeler-avenue, 1200 feet; Bellefair-avenue, 505 feet; Oak-avenue, 450 feet; Birch-avenue, 600 feet; Maple-avenue, 1450 feet; all within reasonable distance of the Queen-street cars and Ashbridge's Bay. The whole or any less portion of any of these properties can be purchased on monthly payments or other easy termy if desired.

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TORONTO. Two Solid Brick Houses With all modern conveniences

ONE WEEK ONLY.

Arthur Meredith & Co

WILLIAM C. FQX

IPPINCOTT-STREET—A HOUSE CONTAINing 11 rooms valued by well-known city
valuator at \$3600, will sell for \$1880 on easy terms.

Proposed well-built house
and insure the owner's life for \$2000. Enquire.

BROCTON ADDITION—LOTS, CAMPBELLavenue, corners of Irving and Wallace.
very special price.

WANTED—LOTS NEAR THE STATION IN
Minnico for first-class city house, equity
\$2700. Only \$400 Cash on Each House

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\$1900-FORCED SALE - 7-ROOMED detached, brick front, all conveniences, worth twenty-five hundred, decided McCAUL-STREET-TWO OF THE FINEST HOMES-HOMES-HOMES-IF YOU WAN't to buy a nice home of any price, size of description, see my list. TACANT LOTS ON BUILDERS' TERMS TF YOU WANT TO BUY, SELL OR EXCHANGE at right prices, give me a trial.

20 QUEEN WEST

100 feet, Delaware-ave.,

builders terms. 50 feet, Albany-avenue, builders terms.

100 feet, Prince Arthuravenue, builders terms.

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business blocks, and we know that plans are test prepared for buildings the aggregate cost of which will be over \$100,000. Fifty beams are at work on the Western Loop of the Belt Line, which will be completed by Sept. 1. The increase in land values, from substantial causes, will be greater than in any previous year.

\$13.50 ELIZABETH-ST., OPPOSITE Kennedy Park, 400x160, worth all now; the greatest bargain over offered. \$23, \$25 LAKEVINW-AVE. \$35-\$20 PACIFIC-AVE, A CORNER \$18-Queboc-avenue. \$40 - Keele-street

KERR & KLEISER

4 King-street East,

SPENCER-AVENUE—LARGE LOT, MODERN house, specially built, \$10,500. Will take smaller house, central, as partial exchange. GERRARD-STREET, OPPOSITE GARDENS-Elegant medium-sized house \$5500. Elegant medium-sized house \$5000.

WELLINGTON-PLACE — RESIDENCE OF LATE J. Hamilton Kane, splendid house, very large lot. Will be sold at a very great bar-TARVIS-STREET, OPPOSITE GARDENS \$5500. See this.

I IPPINCOTT-STREET—A HOUSE CONTAINing 11 rooms valued by wall contain-

KERR & KLEISER 4 King-street East

A. E. WALKER, REAL ESTATE, LOAN AND Broker, 12 King-street east.

\$2800 BOSWELL AVENUE, NEAT brick 8-room dwelling, modern \$3000 - WELLESLEY - STREET-8 rooms; furnace and all conveniences.

\$\frac{4000}{5}\text{Sussex} \times \text{AVENUE} - \text{NEAR} \\
\text{st. George-street}; \text{brick, 8} \\
\text{rooms, furnace and all conveniences.} \\
\$\frac{4500}{5}\text{EUCLID-AVENUE} - \text{BRICK} \\
\text{weniences, very easy terms.} \\
\text{NNEX LOTS AT LOWEST PRICES FOR} \\
\text{sale on builders' agreement.} \end{array} sale on builders' agreement.

E. WALKER, 12 KING-STREET EAST.

FARMER BROS are noted for their beautifully finished photographs. Studio, 92 Yonge-st. and 294

REAL ESTATE BROKE F OFFICES:

ABEL-ST. AND LISGAR-ST.—Double frontage, \$50 per foot. This is the best snap for a builder we have. A new street will connect this direct with King-street.

ALBERT-STREET.—North side, west of James, cheapest lot in this street.

ALBANY-AVE.—50x185, \$45 per foot, fine location, near St. Alban's Cathedral.

Terms arranged. builders' terms. BEDFORD-ROAD—west side, near Lowther, \$65.
BERNARD-AVENUE—two beautiful lots

would consider an exchange, \$35.

ROXBOROUGH AND MACPHERSONAVENUES—near Yonge, any frontage,
\$40 to \$60 per feot, builders' terms, loans
parts. arranged.
ST. GEÖRGE-STREET—several choice lots, \$65 to \$100, corners \$125 to \$150 per foot.
YONGE-STREET—an excellent site for stores, between Roxborough and Macpharson-avenues, builders' terms, loans arrangements. son-avenues, builders' terms, loans arranged, \$130.

NORTH TORONTO—Choice lots, \$40 to \$50

H uses for Sale.

We have a number of very desirable houses that we can guarantee good value.

BEVERLEY-STREET—A handsome new brief and stone fronted house there are the stone fronted house the stone of th BEVERLEY-STREET—A handsome new brick and stone-fronted house, thoroughly well finished, comprising 18 rooms; heated with hot water throughout; gas, electric bells, speaking tubes, etc.; for location, design and finish the house is all that could be desired; price \$6000.

BLOOR-STREET—A very handsome detached solid brick villa residence, with all modern improvements; for location, design and convenience this is not surpassed; splendid large lot, 100, and almost \$00 feet in depth. For particulars call at our office. BRUNSWICK-AVENUE-Solid brick, semi-Davenport and Lambton Pro-

BRUNSWICK-AVENUE - Solid brick, semi-detashed, side entrance, stone foundations, 10 rooms, rull size cellar, concrete floor, all conveniences, hot air heating, nicely papered down starrs; price \$6500; 5 years, 6 per cent.; mortgage \$2750.

BRUNSWICK-AVENUE—A handsome new house of the most approved design, detached solid brick, containing all modern improvements; large lot and in the best residence portion of the street; would take some good vacant lant in exchange for equity; price \$5000; mortgage \$3750.

GRANGE-AVENUE—Solid brick, first-class house, 23½ ft. front; \$3500; no mortgage. GLOUCESTER-STREET, close to Javies street—Fine solid brick residence; will exchange for Annex lots and pay ceach. HURON-STREET, west side, just above Bloor—Lot 80x180, detached, is brick residence; a gentleman's first-class peath-room, 2 w.c.'s and all other modern improvements; a gentleman's first-class residence; \$12,000.

MADISON-AVENUE—Three detached solid brick residences, containing 10 roome each, thoroughly well finished in hardwood, with every modern improvements well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvements well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvement well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvement well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvement well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvements well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvements well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvements well built, conveniently planned, thoroughly well finished in hardwood, with every modern improvements and the street inc; prices low, térins easy; grood clanders from the price street inc; prices low, térins easy; grood clanders from the finished control to t

arranged.
ST. GEORGE-STREET—A charmingly-situ arranged.

ST. GEÖRGE-STREET—A charmingly-situated solid brick semi-detached house, thoroughly comfortable, well-proportioned rooms, all in first-class order, comprising 12 rooms, heated by furnace; beautiful lawn in front, with deep lot, nicely sodded; fine, newly-built stable and carriage house, harness and togachman's room; splendid location for a doctor. For full particulars call at office; price only \$9000.

WINDSOR-STREET—detached, brick-cased, 9 rooms, bath and all modern conveniences, lane at side and rear; cheap if sold at once. WE HAVE a number of other properties, particulars of which will be given on application at our office.

CALL OR SEND address for March number of "Real Estate Record."

PROPERTIES FOR SALE,

& COMPANY

Albany-ave., \$45, \$50. Adelaide-st, west. Victoria - St. Beaty-ave., \$50, \$55. Bernard-ave., \$55. Close-ave., \$45, \$50. Carlaw-ave., \$25. Dowling-ave., \$50, \$55, \$60.

> Delaware-ave. Dunn-ave. Duncan-st., \$25, \$30. Euclid-ave. Fuller-st:, \$32.

Harvard-ave, N.S., \$45, \$50. Huron-st., N. of Bloor-st. Jamieson-ave., south of Queen, \$55, \$60. King-st., St. Alban's Ward Leopold-st. Lennox-ave., \$30. Maynard-place.

Madison-ave., \$60, \$65. Queen - st., St. Alban's Ward. Roncesvalles-ave. St. George-st., \$55 to Spadina-road, \$35 to \$75

Real Estate, Loan and Finan-clal Broker, Valuator and Arbitrator, has re-moved to

THESE LOTS ARE THE CHEAPENT IN THE market and are within a stone-throw of the proposed station on the western loop of the Belt Line Railway, which will be completed by ist September next.

\$\frac{12}{510} = \text{ELM-AVE}_{-100}\$ FEET, CLOSE TO Elizabeth-st.

\$\frac{12}{500} = \text{BLOOR-STREET, CLOSE TO JAME-Son-ave, lot 602245; this is a bargain.

\$\frac{12}{500} = \text{BLOOR-STREET, CLOSE TO JAME-Son-ave, lot 602245; this is a bargain.

\$\frac{12}{500} = \text{BLOOR-STREET, CLOSE TO JAME-Son-ave, lot 602245; this is a bargain.

\$\frac{12}{500} = \text{BLOOR-STREET, A FINE BLOCK OF BOO feet; cheap and on easy terms.}

\$\frac{12}{500} = \text{BLOOR-STREET, A NICE BLOOK OF BOO house, 8 rooms, bath, etc., unencluded style permonth, this will carry the whole in meantime; price \$3600, terms arranged.

\$\frac{12}{500} = \text{BLOOR-STREET, A NICE BLOOK OF brick, 9 rooms, bath, etc., unencluded style permonth, so well-derived down.

\$\frac{12}{500} = \text{BLOOR-STREET, A NICE BLOOK OF brick, 9 rooms, bath, etc., unencluded style permonth, so well-derived down.

\$\frac{12}{500} = \text{BABELLA-ST-SOLID BRICK SOLID SOLID

No. 2 Toronto-street Established 1876. NORTH TORONTO—Choice lots, \$40 to \$50.

Loans guaranteed, 70 per cent.
TORONTO ANNEX—Several choice lots;
60 per cent. guaranteed.
TORONTO ANNEX—Several choice lots to exchange for house property in vicinity of Major-street; must be well rented.
Investments in Toronto will yield quicker and larger returns than in any other city on the continent.

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Manufacturing Site at the foot of Strachan-avenue, late 150 FEET FRONTAGE

DEPTH OF ABOUT 500 FEET With splendid rallway shipping For further particulars apply

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