PROPERTIES FOR SALE.

Suppose that by Buying a Home of your own you save money, what then? By means of our easy terms, men with little capital are able to purchase property for themselves and apply the savings on the rent to the principal invested. We have extremely useful information to give to persons interested in the subject.

H. H. WILLIAMS, 54 CHURCH-ST.—Exclusive real estate dealer.

$1500—BROOK AVE.—BRICK FRONTED, seven roomed house, bath, hot and cold water, easy terms. H. H. Williams, 54 Church-st.

$1800—SPRUCE-ST.—BRICK FRONT, seven rooms, hot and cold water, furnace, etc.

$1400—WARDELL-ST.—SIX ROOMS, bath, w. c., good cellar, easy terms.

$2100—GIFFORD-ST.—7-ROOMED modern brick-fronted house, would exchange for house in West End. H. H. Williams, 54 Church-st.

$2600—SAULTER-ST.—SOLID BRICK, semi-detached, nine rooms, all modern conveniences.

$5500—LOGAN-AVE.—ONE DETACHED and two semi-detached brick-fronted houses, six rooms, bath, w.c., well rented.

$2300—RATHNELLY-AVE.—SEVEN-roomed brick clad house, stone foundation, very easy terms. H. H. Williams, 54 Church-street.

$1800—QUEEN-ST. E., NEAR SAULTER-st.—Large store and dwelling, good stable, first-class business stand.

$1600—GERRARD-ST. E., OPPOSITE Bolton-ave.—New six-roomed modern house, terms to suit.

$1500—LANSDOWNE-AVE.—SEVEN roomed brick fronted house, stone foundation, bath, w.c., easy terms. H. H. Williams, 54 Church-street.

$3600—SUSSEX-AVE.—CHOICE LOcality; eight rooms, bath room, laundry, furnace and all improvements; exchange for house central.

$4350—CAMPBELL-ST., NEAR DUFferin—One detached and two semi-detached brick fronted houses, seven rooms, bath, etc.; exchange for vacant lot.

$1350—MANNING-AVE.—SIX ROOMS, brick front, semi-detached, terms easy. H. H. Williams, 54 Church-street.

$3100—WILTON-AVENUE, CORNER Bond-street—17 feet front, solid brick.

$2000—BERKELEY-ST., SOUTH OF Wilton-ave.—lot 20-6x132, with five roomed house; easy terms.

$4000—McGILL-ST.—TWO BRICK houses, stone foundation, all conveniences.

$4350—MUIR-AVE.—THREE BRICK fronted houses, seven rooms and all conveniences; exchange for vacant land West End. H. H. Williams, 54 Church-street.

$35—MORSE-ST.—NEAR QUEEN—30x120; exchange.

$30—CARLAW-AVENUE—60 X 120; EXchange.

$40—DOWLING-AVE.—COR. VICTORIA crescent; exchange.

H. H. WILLIAMS, 54 CHURCH-ST.

HEWISH & WALKER

ESTATE AGENTS,

32 Toronto - Street.

$12,000—SHERBOURNE-STREET, detached.

$8500—AVENUE-ROAD — MODERN.

$8000—SHERBOURNE STREET — detached, lot 60x300.

$14,000—MADISON AVENUE — detached.

$7500—BEDFORD-ROAD — DEtached, good design. $8000—Parkdale, detached, handsome design. $11,000—Parkdale, detached, large lot. $8200—Isabella-street, modern. $8200—Rosedale, detached, large lot. $13,000—Rosedale, detached, handsome design, very desirable property. $10,500—Jarvis-street, modern design. $15,000—St. George-street, large frontage, choice property. $16,000—St. George-street, special. $18,000—Avenue-road, lot 110x220. $8000—Huron-street, north of College. $9000—Huron-street, annex.

We have a large list of choice residential property in all parts of the city and suburbs. We request intending purchasers to see our list. Can arrange terms of payment.

HEWISH & WALKER. Telephone 251.

MONEY, MONEY, MONEY

$150,000 private money to loan at 6 and 6½ per cent., $200,000 at 6, 6½ and 7 per cent. to Builders. We make a specialty of Builders' loans and can procure loans on any class of property quick and without any commission to the borrower.

Builders, if you want vacant land in any part of the city, Toronto Junction or Mimico, on builders' terms and a good loan, we can serve you better than any estate firm in Toronto.

If you want to sell city property, town property, farm property, buy or sell stock of goods, let us have particulars; no charge unless sale effected.

DICKSON & PARSONS

14 ADELAIDE-ST. EAST

MOORE PARK

TORONTO HIGHLANDS

Overlooking Rosedale, the City and Lake Ontario.

Pure Air, Perfect Drainage and City and Spring Water.

Situation Unequalled for Beauty, Healthfulness and Comfort.

Charming Sites for Private Residences. Prices Moderate.

SITUATED ON

Belt Line Railway

AND CLOSE BY

YONGE-ST { STREET-RAILWAY AND ELECTRIC CARS.

For Particulars Apply to

DICKSON & PARSONS

14 Adelaide-st. East.

PROPERTIES FOR SALE.

FORTIER & SMALL

ESTATE BROKERS,

16 Victoria-street.

ST. JOHN'S WARD.

Why is it people who are building either dwellings or small factories do not settle in St. John's Ward, asked a gentleman the other day. We replie, simply because few persons are aware how cheaply this land can be bought. Of course a portion of it is changing hands every week and buyers are making a good thing. Land is selling cheaper right in this busy centre than in many of the outlying districts. We have two corners on University-street, and other good places on Centre, Elizabeth, Elm and all the principal streets, for sale. What is needed in this city is the building of large first-class brick tenement houses, and this is the locality for them. If this meets the eye of any person who would likely go into this matter we will cheerfully give them all the necessary information.

We have vacant lots for sale.

We have residences for sale and to let.

FORTIER & SMALL

16 Victoria-st.

Telephone 1154.

GEO. GURD & CO'S LIST

West Toronto Junction Property is in good demand by Builders. We have on the Kennedy Estate:

WOODSIDE-AVENUE, BEAUTIFUL HOME sites, $16 to $30.

EVELYN-CRESCENT, VILLA SITES, $25 to $30.

GLENDONWYNN-RD., MANSION SITES, $30 to $35.

GLENHOLME-DRIVE—CHOICE LOTS, $25 to $30.

GLENWOOD-AVE.—LOVELY SITES—$16 to $25.

KENNEDY-AVE.—GRAND LOTS—$16 to $25.

BLOOR-ST.—OVERLOOKING GRENADIER Pond; $40 to $60.

SEVERAL FIRST-CLASS DWELLINGS WILL be built as soon as spring opens on this property, which for beauty of scenery is unequalled in Ontario.

DUNDAS-ST., $25 to $175 and $225.

HIGH PARK-AVE., $30 to $35.

ANNETTE-ST., $30 to $35.

LOUISA-ST., $30 to $35.

WESTERN-AVE., $16 to $25.

PACIFIC-AVE., $25.

QUEBEC — NORTH OF ANNETTE—$24 — builders' terms.

GLENDENAN—NORTH OF ANNETTE—$24—builders' terms.

Properties for Exchange

NOW IS THE TIME TO BUY. DON'T wait for the boom. It is coming.

GEORGE GURD & CO., ROOM 14, YORK Chambers, 9 Toronto-street, and 45 Dundas street, West Toronto Junction. City Telephone 705. Junction 5010.

M'ARTHUR, SMITH & CO.

Estate and Loan Brokers

Corner Victoria and Richmond

HOUSES FOR SALE OR EXCHANGE

In all parts of the city. Prices ranging from $1000 to $30,000.

Choice farms in Ontario and Manitoba for sale or in exchange for Toronto property.

Telephone 1705.

A. E. WALKER, REAL ESTATE BROKER, and Insurance Broker, 12 King-st. East.

BUILDING LOTS FOR SALE ON EASY terms—Albany, Brunswick and Madison-avenues, Walmer and Spadina-roads.

UNENCUMBERED VACANT LOTS — WILL exchange for small house in northwestern part of city.

FOR EXCHANGE — SOME FIRST-CLASS dwellings on Brunswick and Sussex-aves. for annex lots.

A. E. WALKER, REAL ESTATE BROKER, 12 King-st. East.

KERR & BREEZE

11 Victoria-street.

Real Estate,

Money to Loan, etc.

Telephone 585.

FOUR DETACHED BRICK HOUSES RENTED to exchange. Kerr & Breeze.

ONE PAIR BRICK-FRONTED COTTAGES for exchange; outside property taken.

FOR EXCHANGE FOR HOUSE CENTRALLY located, paying 8 per cent. and some cash.

CLENDENNAN-AVENUE, WEST TORONTO Junction—Lots on builders' terms close to Annette-street, cheap.

SHAW-STREET—ON BUILDERS' TERMS Kerr & Breeze.

FOUR NICE SOLID BRICK HOUSES ON Sorauren avenue for exchange or for sale, cheap Kerr & Breeze, 11 Victoria-street. Telephone 585.

A. J. Close & Co

LAND, FINANCIAL AND MINING BROKERS

39 Adelaide-street East, Toronto

Telephone No. 242

Offer special bargains in Davenport-road and Lambton properties.

PROPERTIES FOR SALE.

WALTER H. WILLIAMS

REAL ESTATE BROKER

9 1-2 ADELAIDE-STREET EAST.

THERE IS EVERY INDICATION THAT VAcant land in the ANNEX, SOUTH PARKDALE and ROSEDALE will greatly increase in value during the next three months, owing to the extensive building operations now going on or about to be commenced in those localities. Below I quote several of the choicest lots on the leading streets, which I can sell for investment or to builders on easy terms. The prices quoted are very low. The wise man will buy now and make the large profits that are sure to come.

BEATY-AVENUE, PARKDALE, CHOICE lots on either side of street, $50.

CLOSE-AVENUE, PARKDALE, OPPOSITE grounds of Collegiate Institute, 75x168; $55. A good opening for a builder.

DUNN-AVENUE, PARKDALE — CORNER lot just south of track, $40.

HARVARD-AVENUE, PARKDALE, NORTH side, close to Roncesvalles-avenue, 26x130; $38. South side, 50 feet, $35. Builders' terms.

HURON-STREET, SOUTH OF BERNARD avenue, lots 150 feet deep; $65. Builders terms.

JAMESON-AVE., PARKDALE—EAST SIDE—just north of Kingsdrest, 70x150, $55. A very fine site for two good houses.

KENSINGTON-CRESCENT, ROSEDALE — close to Huntley-street, north side, 50 feet, $60.

MADISON-AVENUE, WEST SIDE, MIDWAY between Lowther and Bernard-avenues, 100 x 127, $70. This is one of the best building sites on the street, and a decided bargain. Builders' terms.

MADISON-AVE., EAST SIDE, A FEW yards north of Bernard-avenue, 100 feet, $60. Builders' terms.

MONTAGUE-AVENUE—PARKDALE—EAST side; beginning 110 feet north from Queen street. A fine block of land, 207 x 264, suitable for school or public building, or can be subdivided into 528 feet frontage by a good average depth, by the extension of Grafton-avenue eastward. The block will be sold at a reasonable price.

NORTH DRIVE—ROSEDALE—SOUTH SIDE close to Rosedale-road; several very choice lots, $45.

QUEEN-STREET, PARKDALE — NORTH side, between Calander and Montague streets, 210 x 100 to 10 foot lane; $100 per foot; will exchange whole or part for rented centrally situated house property on a cash basis. This property is rapidly advancing in value and will be a good investment.

ROSEDALE-ROAD—EAST SIDE—CLOSE TO North drive; several lots; $50.

SPADINA-ROAD—WEST SIDE—SOUTH OF Bernard-avenue—200 feet of the choicest land on the street; $70. Will sell whole or part on builders' terms.

SPRINGHURST-AVE., PARKDALE — EAST side, two very desirable lots at $47; will take $300 cash and mortgage for balance.

A NUMBER OF HANDSOME RESIDENCES in the Annex and South Parkdale for sale from $5000 to $12,000. Get particulars.

WALTER H. WILLIAMS, 9½ ADELAIDE-street east.

J. CURRY

45 Adelaide-st. East.

76 Major-st. — Beautiful, 9 rooms, solid brick, every convenience, $3700, easy terms.

10-roomed Cottage—Brunswick-ave., equity $1600 for Kingston property.

100 Feet—Queen-st. east, $35 easy terms, this is worth $40.

300 Feet—Coxwell-ave. and Rsed-st., $8 if sold now, easy terms.

3 Solid Brick Houses—Mutual-st., four thousand each, easy terms.

New Beautiful Detached Residence, Church, near Bloor, $5600.

Cottage — Ann-st., 25 feet frontage, $1800 if sold now.

$6500—Carlton-st., opposite Gardens, fine large house, conveniences.

200 Feet—Clear of encumbrance and $1000 cash for good central house.

10 Solid Brick Houses, central, with light mortgage, exchange for good farm.

Good Farm, with light mortgage, $2500, and $500 exchange for house.

3 Brick Houses—Gloucester-st., bargain, $5800.

King-st.—Store, rented $840 per year, part exchange, part cash.

J. CURRY

45 Adelaide-st. east.

TELEPHONE 1806.

CAMPBELL & MOSSMAN

87 KING-STREET EAST. TELEPHONE 2327.

- REAL ESTATE AND FINANCIAL BROKERS -

Headquarters for vacant and improved West Toronto Junction properties.

$15 — ELIZABETH-STREET, NEAR Annette-street, west side.

$18—QUEBEC-AVENUE.

$20—GILMORE-AVENUE.

$23 — LOUISA-STREET, NEAR LANSdowne.

$23—LAKEVIEW-STREET, FINEST ON the street.

$25—ST. CLAIR-AVENUE, NEAR KEELE street.

$28—HIGH PARK-AVENUE, 100 FEET west side, near Humberside-avenue.

$33 — ANNETTE-STREET, CORNER Lakeview.

$30—QUEEN-STREET, NEXT TO WOODbine-avenue, north side.

EXCHANGE—SMALL HOUSES, CENTRAL, paying 10 per cent., equity $5000, mortgage $4000 for vacant land.

EXCHANGE—TWO BRICK HOUSES, NEW, equity $2100, pay 10 per cent., for vacant land with small incumbrance.

$4000—SOLID BRICK HOUSE, ONtario-street, near Wellesley, 25 feet frontage, furnace, etc.

$5000—COLLEGE-AVENUE, NEAR Park, 25 feet frontage, 8 rooms.

A. E. OSLER & CO

Real Estate and Financial Brokers, 36 King-street east.

$6 PER FOOT — CASTLEFIELD-AVENUE—half way between Yonge and Bathurst-streets.

$7 PER FOOT—KENSINGTON-AVENUE—1500 feet from Yonge-street.

$28 PER FOOT—YONGE-STREET—JUST south of Eglinton-avenue; lots 180 feet deep; cheapest on the street.

$50 PER FOOT—BLOOR-STREET—CLOSE to St. Clarens-avenue; 60x245; bargain.

$12 PER FOOT—ELM AVENUE, W.T.J.—close to Elizabeth-street.

EXCHANGE—DAVENPORT-ROAD, W.T.J.—350 feet; for central house property.

EXCHANGE — GERRARD-STREET EAST—883 feet; for central house property.

$58 PER FOOT — SPADINA-ROAD — 100 feet; unencumbered; builders' terms.

$21 — EXHIBITION-AVENUE—144 feet.

$4500—ISABELLA-STREET, SOLID brick, 10 rooms, bath, w.c., etc. lot 35x165; suitable terms.

$4800—SPLENDID SEMI-DETACHED solid brick dwelling in South Parkdale, close to King-street; 10 rooms; newly decorated throughout; all modern improvements; cheap.

A. E. OSLER & CO., 36 KING-STREET east. Telephone 580.

PROPERTIES FOR SALE.

J. J. THRELKELD

& COMPANY

Real Estate Brokers, 19 Adelaide-street.

Offer the following properties on Builders' terms. No cash required down to parties building at once.

BEATY AVENUE, W.S., 100x146, $55.

BLOOR-STREET, N.S., 98x100, $100.

BATHURST-ST., W.S., 50x127, $60.

BARTLETT-AVE., 45x132, $16.

BROCK-AVE., 50x133, $35.

CARLAW-AVE., 30x130, $30.

CRAWFORD-ST., 50x127, $46.

CAMPBELL-AV., 100x130, $25.

CLOSE-AVE. — SEVERAL LOTS WELL situated.

CHERRY-AVE., 80x130, $30.

DELAWARE-AVE., 48x141, $32.50.

DOVERCOURT-RD., — 3 LOTS IN GOOD position.

DOWLING-AVE. EAST AND WEST SIDE—$50, $55 and $60.

FULLER-ST., W.S., 50x137, $33.

GLADSTONE-AVE., W.S., SEVERAL LOTS—$30.

HAMBURG-AVE., 45x132, $30.

HARVARD-AVE., N.S., 49x132, $45.

HARVARD-AVE., S.S., 50x130; $38.

JAMESON, E. AND W. SIDE; $50, $55, $60.

KING-ST., N.S., WEST OF DUFFERIN-ST.; $65, $70, $75.

LENNOX, W.S., 50x150; $30.

MADISON, EAST AND WEST SIDE; $60, $65, $75.

MANNING-AVE., 25x130; $60.

MACDONELL-AVE., 100x150; $37.

MAYNARD-AVE., 42x141; $50.

MONTAGUE-AVE., 45x120; $45.

PEARSON-AVE., NORTH AND SOUTH SIDE; $35, $37.

RONCESVALLES-AVENUE, E. SIDE NEAR Queen-st.; $45.

ROSE-AVE., N. SIDE, 167x160; $35.

SPADINA-ROAD, EAST AND WEST SIDE; $60, $70.

SPRINGHURST-AVE, EAST AND WEST sides; $45, $50.

SPENCER-AVE., EAST S., 60x300; $60.

ST. GEORGE-ST., 100x127; $65.

TYNDALL—60x300; $60.

WALMER-ROAD, W.S., 50x128; $55.

WILSON-AVE, E. SIDE, 132x148; $55.

ROSEDALE PROPERTY

A Splendid Residence

Finished in Hardwood, charming grounds, situated in the finest part. Inspection invited.

For Exchange and Part Cash

Pair New Semi-Detached BRICK HOUSES

On Alexander, near Yonge-st. Price $9,500.

For Exchange and Part Cash

DETACHED

Stone - Fronted House

On Madison-ave.—$8,00.

Detached Brick House

In Parkdale with large lot. Price $8,000.

For Exchange and Part Cash

GEO. FAULKNER

21 Adelaide-st. East

LIST OF HOUSES TO RENT BY F. J. Smith & Co., 90 Church-street:

JAMIESON-AVE—$30; F. J. SMITH & CO. J Markham-street—$30; F. J. Smith & Co.; Wellesley-street—$25; F. J. Smith & Co. Richmond-street west—$25; F. J. Smith & Co. Sherbourne-street—$20; F. J. Smith & Co. Seaton-street—$23; F. J. Smith & Co. Anne-street—$20; F. J. Smith & Co. Wood-street—$30; F. J. Smith & Co. Mutual-street—$20; F. J. Smith & Co. Gerrard-street east—$30; F. J. Smith & Co. Richmond-place—$16; F. J. Smith & Co. Portland-street—$16; F. J. Smith & Co. Homewood-avenue —$15.50; F. J. Smith & Co. Argyle-street—$15; F. J. Smith & Co. Ossington-avenue—$13; F. J. Smith & Co. Amelia-street—$13; F. J. Smith & Co. Dufferin-street—$13; F. J. Smith & Co. Dovercourt-road—$12; F. J. Smith & Co. Beaconsfield-avenue—$10.50; F. J. Smith & Co. College-street—$10; F. J. Smith & Co. Milan-street—$10; F. J. Smith & Co. Argyle-street—$10; F. J. Smith & Co. West-avenue—$10; F. J. Smith & Co. Lisgar-street—$10; F. J. Smith & Co. Chestnut-street—$8.50; F. J. Smith & Co. Brock-avenue—$9; F. J. Smith & Co. Milan-street—$9; F. J. Smith & Co. Centre-street—$9; F. J. Smith & Co. Manning-avenue—$8.50; F. J. Smith & Co Wilton-avenue—$8; F. J. Smith & Co.

STORES:

QUEEN-ST. WEST, NEAR SPADINA-AVE.—Fine large stores with plate glass windows, etc., dwelling attached, rent low, good business stand; F. J. Smith & Co.

SPADINA-AVE.—ONE OF THE BEST BUSIness stands on the avenue to rent at low rental; fine dwelling with all conveniences, brick stables, etc.; F. J. Smith & Co.

FACTS FOR INVESTORS—THE PROPERTY 1¼ miles east of Yonge-street, south of Bloor, is more valuable than 1¼ miles west of Yonge-street; St. Matthew's and St. Stephen's Wards commence exactly 1¼ miles east and west of Yonge-street, respectively; the price of land in St. Stephen's Ward is 200 per cent. higher than in St. Matthew's, and now that we have sewers, block pavements and railway facilities in the east, the common sense of the people who want homes within easy reach of the business centre of the city will not allow this difference to continue, therefore there must be a levelling up or a leveling down; the indications are east of the Don will level up. As I make a specialty of eastern property, call or write for particulars. J. Poucher, 43 Arcade. I have houses for sale both in the east and west part of the city, from $1000 to $3000. My terms of payment are simpler and better than ever before offered in Toronto. I handle only my own property. Call or write for particulars. John Poucher, 43 Arcade.

PROPERTIES FOR SALE.

Alex. Rankin & Co

OFFER

100 feet, Delaware-ave., builders terms.

50 feet, Albany-avenue, builders terms.

100 feet, Prince Arthur-avenue, builders terms.

350 feet, Huron-street, good investment.

100 feet, Bridgman-ave. Want offer.

500 feet (with part frontage on Dundas-st), on the route of Belt Line Railway, $6000.

St. Clair-ave., lots 63x175, $25.

Alex. Rankin & Co.

20 Toronto-st.

We have also for sale shares in a valuable nickel property. Price low. Have maps, report, specimens and assays. This is the time to invest in nickel properties, as there will be both American and English buyers here within two months, and good properties will then bring high prices.

L. G. HARRIS & CO.

(SUCCESSORS TO RITCHIE & HARRIS.)

15 YONGE-ST. ARCADE

TORONTO

New Toronto, New Toronto, New Toronto

Now is the time to pick up some snaps in this fast growing popular town. All our predictions about the welfare of "MIMICO" or NEW TORONTO are being fully realized, and Loan Companies, Capitalists and Men of Smaller Means are greatly interested in the growth of NEW TORONTO. Just think of it

FOUR LARGE

Solid Brick Factories

Now in operation; another in course of construction, and

EIGHT - MORE

Gigantic Manufactories

To Commence Building Operations

As soon as the spring opens out. Builders would do well to secure some choice locations now, as houses are in great demand and badly needed and will pay for renting purposes alone.

Over Two Hundred HOUSES

Will be needed to fill the demand for NEW TORONTO for the summer of 1891. Real Estate is not going down in Toronto or vicinity, but a steady rise is perceptible.

For further information, write or call at

15 Yonge-street Arcade.

L. G. HARRIS & CO

PROPERTIES FOR SALE.

INVESTMENT PROPERTIES

FOR SALE BY

McCuaig & Mainwaring

18 VICTORIA-ST., TORONTO,

AND

147 St. James-street, Montreal.

ADELAIDE-STREET EAST.—Near Yonge-street a very valuable block of offices, leasehold, about 40 years to run; offices are constantly well rented, and yield an annual rental of $5000. This is a most desirable central property and will pay handsome percentage. Call for particulars. (203.)

QUEEN-STREET EAST.—A block comprising a row of 7 brick-faced tenement houses, well rented, 110 feet frontage on Queen-street. Would take exchange for equity of $11000. (30.)

RICHMOND-STREET.—A valuable site for factory or warehouse. For anyone desiring a perfectly safe and solid investment with perfect certainty of steady increase in value we can confidently recommend this. Only about $1000 cash required down. There are small houses on lots rented, which will carry the property. There is twenty dollars per foot to-day in it at the price we are authorized to sell. Look this up soon. (396.)

WHARF PROPERTY.—A very valuable wharf property, 66x530 (all filled in), also water lot of 400 feet, rented to good tenant; situated near George-street. Price $30,000. (230.)

YONGE-STREET.—North of Queen-street, a valuable block of stores and buildings with large lot, leasehold with right of purchase for 19 years, yielding annual rental of $6000. This is worthy of investigation by buyers, as owner would take some of his equity in other good property in exchange. For particulars call at office. (540.)

JORDAN-STREET.—A very valuable corner property with buildings, forming the junction of two leading streets, right in the heart of the business centre, a property which from its central location cannot fail to become exceedingly valuable; yields handsome revenue. Would entertain some exchange in first-class unencumbered property. Call for particulars. (786.)

QUEEN-STREET EAST.—A business block consisting of 8 brick-fronted stores, with brick foundations and plate glass fronts, all modern improvements and well rented. As land in this locality must steadily increase in value this is a good investment property. Would exchange equity, which is $13,000, for houses or land free from encumbrance. Call for particulars. (29.)

DUNDAS-STREET, West Toronto Junction.—A very valuable business block, consisting of 4 stores and offices. Buildings are of solid brick, thoroughly well built, are 3 stories high, steam heated, and are well and profitably rented. This is one of the best properties in the Junction, and will steadily increase in value. Some exchange in good improved or unimproved property would be taken in part payment of equity, which is $30,000. Call for further particulars. (112.)

EASTERN-AVENUE.—A block of tenement property, comprising 21 houses, always rented, and yielding an annual rental of $1860. The lot, 200x200, is alone worth the price asked. Some exchange would be taken. Price $29,000. (712.)

HOUSES FOR SALE

ALBANY-AVENUE.—Close to Bloor-street, a pair of solid brick semi-detached houses, thoroughly well built and desirable in location, comprising 10 rooms, marble wash basins, side entrance, etc. Price $3800 each. Would sell on small payment down, or exchange equity for good vacant property unencumbered. Submit offers. (48.)

COLLEGE-STREET.—Short distance west of McCaul-street, a very desirable corner house, solid brick, all in good order, containing 12 rooms, splendid location for Doctor or Dentist; will be sold on easy terms. Price, $7000. Call for particulars. (725.)

SPADINA-ROAD.—A handsome new brick and stone-fronted house, detached with large lot, 67 x 127, comprising 16 rooms, marble basins, mantels and over-mantels, grates, hot water heating, thoroughly first-class in style and finish throughout. Charming residential street, on which values are rapidly rising. Price $20,000, might entertain some exchange in Annex Property free of encumbrance. (668.)

SPADINA-ROAD.—A stylish new house of the most approved design, similar in construction and finish to the above, comprising 13 rooms, with lot 40 x 127, would be sold on same terms. Price, $12,500. (669.)

BORDEN-STREET.—A chance to own a comfortable home and stop paying rent. We have on this street, within a few minutes' distance from street cars, in the best residence locality, a number of thoroughly well built, conveniently planned solid brick detached and semi-detached houses, of superior design and finish, comprising 8 and 9 rooms, with all modern improvements furnace, etc., ranging in price from $3350 to $4850, which we can sell with small payment down and balance in monthly, quarterly or annual instalments. The best and easiest chance to own a beautiful home offered in the city to-day. Call for particulars. (576.)

VACANT CITY LOTS

EUCLID-AVENUE.—A very eligible building site on this fine avenue, having a frontage of 60 feet by a depth of 120 feet. There is a cottage on the lot, which rents for $18 per month. The land alone is worth the price at which we are instructed to sell the property. This is a snap for a builder. Call at once for particulars. (785.)

BROCK-AVENUE.—A very valuable block of land, situated between Frankish and Middleton-avenues, also frontages on Hampden, Middleton and Frankish-avenues, the whole comprising the most eligible building sites in this portion of the city. Will sell any required frontage on easy terms. Would take well rented house properties in part payment or sell on builders' terms. For price, etc., call at office. (344) (345.)

HURON-STREET.—North of Bloor and close to the elegant new Presbyterian church, a very beautiful building site, with frontage of 57 feet by 193, handsome residence on the adjoining lot. As this will be sold at close price and on easy terms, builders or party desiring to secure a fine location should not fail to see this at once. (395.)

SPADINA-ROAD.—A very desirable building property with frontage of 150x170, would entertain exchange for house or store property paying good rate of interest. For terms, etc., call at our office. (671.)

SPADINA-ROAD.—A fine frontage of 100 by 127 in depth, located north of C.P.R. tracks, will be sold on reasonable terms and at low price. (306).

SPADINA-ROAD.—A fine corner lot, having a frontage of 128 feet by 100, desirable locality. (633.)

McCUAIG & MAINWARING

18 Victoria-street, Toronto.

147 St. James'-st., Montreal.

PROPERTIES FOR SALE.

NEW TORONTO

THE TOWN OF FACTORIES

BUILDERS, ATTENTION

Sit down and figure out the effect of spending $30,000,00 per month in building operations and you will have an idea of the solid progress of New Toronto. This sum represents what has been already spent on the lands sold by

The Mimico Real Estate Security Company (Lt'd).

And although such progress has never been equalled in any of Toronto's progressive suburbs, it is not one-fourth of what the present year will average.

Go Out and See For Yourself.

The factories already built and in operation have caused this rapid growth. There is nothing like sufficient dwelling or store accommodation at present and when the remaining

FIVE FACTORIES

Are built and in operation, the

MECHANICS and EMPLOYES

Will be unable to get any kind of houses to rent or purchase in time for their accommodation.

Already temporary quarters for some of the workmen have been fitted up in top flats of the factories now built.

But whether there is accommodation for these workmen or not the

Five Other Factories

Must be built, as

Over $45,000 Has Been Paid as a Guarantee

That they will be, and built they shall be. The choice of our lands is offered at $10 per foot and upwards till May 1st, special terms being offered to those building at once.

Plans and terms at the head office of the Company, 38 Toronto-street.

E. J. CLARK, Manager.

THOS. CLARK, Asst. Manager.

KERR & KLEISER

Real Estate, Financial and Insurance Brokers.

4 King-St. East.

WE HAVE THE FOLLOWING CHOICE house property:

JARVIS-STREET — 12 ROOMS; MODERN, rented $50 and taxes, $6500; best part of street.

GERRARD-STREET—OPPOSITE GARDENS, modern, in beautiful order, 11 rooms.

LIPPINCOTT — 11 ROOMS; VALUED AT $8500 by first-class valuator; owner in trouble; price $1850. Easy terms.

SPENCER-AVENUE, PARKDALE, LOT 90x300, splendid modern house built for owner under architect; very desirable for medium sized family.

WE WANT UNENCUMBERED MIMICO land, or with small encumbrance for equity of $2500 in first-class house on good city street.

WE HAVE $17,000 TO LEND ON GOOD city security at 6 per cent.

KERR & KLEISER

4 King-street East

H. B. BENSON

Offers the following for exchange:

VACANT SUBURBAN land and cash for well-rented houses.

ALSO FARMS AND OUTside residence property with guaranteed loans.

H. B. BENSON

Real Estate and Mining Broker, 15 Victoria-st. Toronto.

KERR & COBBOLD, 15 KING-ST. west, have immediate demand for good builders' chances. Owners please send particulars.

ASHBRIDGE'S BAY—LOTS ON QUEEN, Eastern, Carlaw, Radcliffe, Logan, Galt, Caroline, Heward and others; best bargains in the city.

EXCHANGE—50 FEET ST. CLAIR-AVENUE, clear encumbrance and cash for house N. east.

BUILDERS — NASSAU, SHERBOURNE, Bleecker, King and Norfolk-streets; no cash, good loans guaranteed.

WANTED—UNENCUMBERED FARMS AND vacant, for house property, paying good interest.

KERR & COBBOLD. TELEPHONE 2223.

JACKSON & JAMES OF TORONto—Special List.

SUBURBAN PROPERTIES BY THE ACRE or beautiful building lots, free of city taxes, can be rented until built on for sale or exchange.

HOUSES FOR SALE IN TORONTO CHEAP for cash or on monthly payments. Why pay rent?

FARMS NEAR TORONTO—ALSO NEAR Bradford, Shelburne, Bowmanville and Manitoba lands near Winnipeg, Brandon, Portage and Southern Manitoba, for sale or exchange, some great bargains, easiest terms.

HOUSES TO RENT—AT FROM $10 TO $35; some modern conveniences, central.

JACKSON & JAMES, BAY AND RICHMOND, Toronto.

HIGGINS & CO.'S LIST.

BEVERLEY-STREET—SEMI-DETACHED, 12 rooms, bath, furnace, an elegant house lot, 82x150 feet to a lane, $9000.

PALMERSTON - AVENUE — SEMI - DEtached, 6 rooms, bath, etc.; $2000.

SPADINA-AVENUE—DETACHED, 9 ROOMS, bath, furnace, $6000.

CHURCH-STREET — SEMI - DETACHED, 8 rooms, modern, $4000; will exchange.

EUCLID-AVENUE — SEMI-DETACHED, 9 rooms, reception hall, modern, $3500.

HOMEWOOD AVENUE — SEMI-DETACHED, 8 rooms, $2800.

HENRY-STREET — SEMI-DETACHED, 8 rooms, bath, modern, $3600.

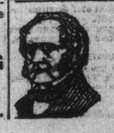
HURON-STREET—NEAR BLOOR-STREET, 9 rooms, modern, $4200, small payment down.

COLLEGE-AVENUE—SEMI-DETACHED, 10 rooms, two bathrooms, hot water heating, $6500.

CRAWFORD-STREET—DETACHED, SOLID brick, six rooms, furnace, will exchange for a lot in Junction and a little cash.

BUILDERS' LOTS:

EUCLID-AVENUE—100 FEET, BEGINNING 110 feet north of College; $68. Ossington-avenue, just north of Dawson-street, west side, 96 feet; $38. Givens-street, south of College-street, 80 feet; $37. Markham-street, north of Harbord-street, 53 feet; $60. Euclid-avenue, 21 feet, nice lot for one house; $50, west side. Spadina-road, splendid corner, 100 feet; $100. Walmer-road, just north of Bernard-avenue, 250 feet to exchange for good house property; $65. Albany-avenue, opposite Cathedral, 50 feet unincumbered, to exchange for small house; $50.



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