

**ST. DENIS STREET**—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,800. (13-103)

**ST. DENIS STREET**—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (199-B)

**ST. DENIS STREET**—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$5,600. (811-3)

**ST. DENIS AND ONTARIO STREETS.** A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars. Terms easy. (121-B)

**ST. DOMINIQUE STREET**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B)

**ST. DOMINIQUE STREET**—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B)

**ST. FAMILLE STREET**—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (819-3)

**ST. FAMILLE STREET**—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B)

**ST. HYPOLITE STREET**—Brick enclosed tenement, two dwellings and shop, rented for \$375 per annum. Price \$4,300. (887-3).

**ST. HYPOLITE STREET**—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,800 (867-3)

**ST. LOUIS SQUARE**—A full sized stone front house, 27 x 40 feet and extension, heated by hot water fur-

We guarantee to give the best value and the easiest terms in this particular line.

We would also call the attention of those having vacant city lots or built property to the fact that we are in a position to exchange several of our best country properties on favorable terms.

J. CRADOCK SIMPSON & CO.,

181 St. James st.

### INVEST NOW.

The natural growth of the City of Montreal during the next ten years should swell its present population of 300,000 to at least 400,000. Such an estimate is certainly a conservative one considering the improving conditions and also the fact that during the past ten years, which included a period of quite severe commercial depression, the increase has been at that rate.

To make such a claim for the next decade is equivalent to saying that during the next ten years a city one-third of the size of the present city of Montreal will have been added to it, that probably as many houses as are now situated between Bleury street and the western limits of the city will by that time have been built on lots which are now unimproved and on land which is now unsubdivided fields and commons. Now in the natural course of events this growth, great as it may now appear, will have taken place. It is bound to come, just as surely as one season is succeeded by another. Under the circumstances who will say that for absolutely certain profitable investment in real estate the opportunities of to-day are low as great or greater in Montreal than they have been at any time in the past? With increase of population invariably comes enhancement of real estate values, land in certain sections on the outskirts of the city which to-day may be bought for a few cents per foot will within the next few years have doubled, trebled and even quadrupled in value, and the great profit due to so great an enhancement will have found its way into the pockets of people of foresight and judgment.

While present opportunities are by no means strictly confined to any particular section, we have in mind one piece of property adjoining Westmount, and on the line of the St. Catherine street cars, to which we would draw special attention. It contains several hundred thousand square feet and may be bought either *en bloc* or in parcels. Such a property situated right in the line of rapid improvements supplies an investment of an ideal character. It is owned by an estate now being closed and may be bought on

nance, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-8)

**ST. LUKE STREET.**—Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,500. (857-3)

**ST. LUKE STREET**—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital — only \$8,000 cash required. (575-8)

**ST. MARK STREET**—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (158-B)

**ST. MARK STREET**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a)

**ST. MATTHEW STREET**—Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,600. (185-B)

**ST. MATTHEW STREET**—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-B)

**ST. URBAIN STREET**—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (768-3)

**TORRANCE STREET**—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price only \$4,500. (769-3)

**TOWER STREET**—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements, ground floor contains drawing room, dining room, library, kitchen and bedrooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-1)

**TUPPER STREET**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-2)