

Business Properties And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ALBERT STREET—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot (611-8)

ANN & SHANNON STREETS—A fine piece of land having a frontage on Ann street of 121 ft and on Shannon st. 147 ft, with stable buildings in good condition. This property is offered at a very low price ex bloc. Call for prices and particulars.

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by C. Mariotti, Esq. Particulars at office. (96-B)

BEAVER HALL HILL AND LAGAU-CHETIERE STREET—The large centrally situated warehouse lately occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti, Esq., with small wooden building. Also a good cut stone front house on Lagachetiere Street, near Beaver Hall Hill, and the buildings known as the "Waverly House," all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (161½-B)

BLEURY 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. (888-A)

BLEURY STREET—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A)

CEDAR AVENUE—A magnificently situated block of land for villa residences, over 800 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter Street; desirable manufacturing site. (8-B)

It may be, as is often stated, that most of us have more feeling for color than for form, and depend more on it for our good effects. Yet in the arts a perfect eye for color is much a rarer thing than judgment as to line and curve and shape. And so, having no form given to it by its architects, and no coloring dared by its decorators, the house becomes a gloomy vault of drabs and fawns and other such like tints. I would have color in every room, bright, strong, cheering color, that should make sunshine on the darkest day, warmth on the coldest, and cheer on the saddest.

There are, of course, palaces in which the walls are of marble. No doubt, in the climate of Italy this is good, but such things are so unsuitable for us that it is unnecessary to describe them. Our walls will be either of wood or of plaster, or of the two combined.

The excellence of wooden walls and ceilings cannot be overstated. There is a solidity and dignity which comes otherwise with the use of stone only, yet having much more of the qualities of home than this. Finished in natural colors, if the quality allows, age and the passing years can only add new beauties and bring out new charms. In many old houses, where the better grades of wood were not affordable, pine has been employed and painted many coats, until at last, all defects covered, it has stood the test of years in triumph. Beautiful, stately backgrounds for furniture and pictures are these old paneled rooms, now sadly much disused.

In smaller country houses, where mahogany or fine grained oak, or any of the better woods may not be used, a clever use of painted yellow pine will give a good effect, and the cost of painting, it must be remembered, when once accomplished in a perfect way, has not to be redone except at long intervals.

It is quite frequent, nowadays, to panel up a dining-room some five feet from the floor, then plaster to the ceiling, which is of wood again. This is unexceptionable, and in a city house, where window light is scarce, gives frequently the opportunity for lighter effects, it being very clear that an all-wood room, unless painted white, requires great windows on two sides at least. There can be no law more certain than that which teaches that if one cannot afford to have a thoroughly good thing of an expensive kind, it is better to have a thoroughly good thing of a cheaper variety. So that, if one cannot have good hardwood paneling, one may not rightly, under any circumstance, have pine grained or painted in imitation of a hardwood, but must resort to paint or plaster. The only exception being that plain oak may be stained either a green, a dark brown, or a fine, deep red, as long as it does not imitate or pretend to be anything else.

Plaster the most universal of modern wall treatments, may be in form, rough or sanded, or smooth. The first two are of special use in library, hall, and dining-room, where massive effects are striven for. They may be calcimined or painted in any shade, and may be properly used with heavy furniture and strong

TUPPER STREET—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

UNIVERSITY STREET—A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (838-8)

UNIVERSITY STREET—A stone-front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3)

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-67)

VERSAILLES STREET—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

VICTORIA SQUARE—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B)

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B)

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,800. (879-6)