

# Real Estate Record

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

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

ADVERTISING RATES furnished on application  
at this Office.

## THE CALEDONIAN

Oldest Scottish Fire Office

1724 NOTRE DAME STREET.  
MONTREAL.

LANSING LEWIS, Manager.

J. W. HUGHES,  
The Practical Sanitarian  
Anti-Septic Plumbing, Heating,  
General Jobbing.  
Cor. of Craig & St. Antoine Street.  
Telephone 548.

MELDRUM BROS.,  
Coal Merchants and  
General Carters.

Office, Stable and Yards: 32 Wellington St.  
BRANCH: MAISONNEUVE.  
Bell Tel. Main 742

O. TERRIAULT,  
Plumber, Gas and Steam Fitter.  
SPECIALTY: HOT WATER FITTING.

172 St. Dominique Street, near St. Catherine.  
BELL TEL. EAST 1381.

J. H. AIME BLAIS,  
CONTRACTOR.  
Steam and Hot Water Fitting,  
Plumbing, Roofing, Etc.  
Full line of Builders' Hardware, Paints, Oils, &c.  
Stoves, Refrigerators.  
BELL TEL. 3165. 69 ST. ANTOINE STREET.

### MONTHLY REVIEW.

There is nothing particularly worthy of note in the real estate transactions during the month of May, the sales having been of a miscellaneous character, pretty well distributed in residential and business properties, and building lots, and some of the transfers furnishing the usual evidences of exchanges at figures in excess of the real value.

While to the property owners who wish to make immediate sales the long-looked for improvement is disappointingly slow, and the present state of affairs not altogether encouraging, the condition of the real estate market is by no means unsatisfactory, and the outlook is generally considered to be favorable for an active fall business commencing in September.

The conditions upon which real estate values and rents depend, and which are largely outside of the control of the market, have for some years affected adversely any activity in real estate, but these conditions are gradually working into line, and it will not be long before a growing investment demand, will influence both selling prices and rental incomes.

What with the increase in prices of building materials, and a conservative tendency on the part of lenders in the mortgage loan market, there is very little speculative building going on. There is, however, a good deal of other work in progress, including the new G.T.R. office building on McGill street, and the extension of the C.P.R. station on Osborne street.

Rumors about a new up-town hotel project crop up persistently from time to time, but there is no evidence as yet of a site having been secured, and the new hotel project — like a

## Notes and Drafts

(Loose or Bound.)

CASH RECEIPTS,  
PARCEL RECEIPTS,  
RENT RECEIPTS,  
DELIVERY BOOKS,  
PRINTED FORMS,  
BLANK BILL HEADS  
and STATEMENTS.

Stock Subscription Books, Stock  
Ledgers and other printed  
forms in stock.

All kinds of forms printed on the premises.

## MORTON, PHILLIPS & Co.

Stationers, Blank Book Makers  
and Printers

1755 & 1757 Notre Dame St. - - Montreal.

## JOHN DATE, SANITARY PLUMBER.

Heating, Drainage, Ventilation.  
Electric Bell and Light Wiring,  
Manufacturer of Diving Apparatus,  
Patent Dry Earth Closet Commodes, &c

654 and 656 Craig Street,  
MONTREAL

TELEPHONE (MAIN) 2492.

## ISAACSON & HUTCHESON, NOTARIES.

Commissioners for Provinces of Quebec,  
Ontario, New Brunswick  
and Nova Scotia.

MARRIAGE LICENSES ISSUED.

Mechanics' Institute Building. 204 St. James St.,  
MONTREAL.  
John Holder, Notary. R. B. Hutchison, B.C.L.