

# Profitable Real Estate

**MONEY**—lots of it—that's what you want—that's what you must have if you are to keep in the swim—if the wife and children are to be properly cared for, the house paid for, or any other of the numberless ambitions of man are to be fulfilled.

**THE BEST WAY** to make money comparatively quick is to invest in Real Estate—good, solid value Real Estate—THAT CAN BE TURNED OVER QUICKLY.

**THERE'S THE SECRET OF SUCCESS** in Real Estate Investments—quick turn-overs mean good profits, and then you have more money at your disposal to invest over again and reap further profits.

**HOWEVER**, to turn property over quickly it must have real value, must be situated in a district of rising prices, must be in the path of municipal growth, and lastly, must be cheap.

# MONARCH PARK

**OFFERS YOU A CHANCE** to buy land—the closest-in land in Toronto—at lowest prices. You can buy lots in Monarch Park now and turn them over at a profit in a short time.

**MONARCH PARK** is situated just east of Greenwoods Ave. on Danforth Ave. The south end of the property is just two minutes' walk from the existing car lines.

**MONARCH PARK** does not depend for its transportation upon future street railway service, but is served by the present street railway. Also the civic car lines, which are expected to be running this summer, will almost completely circle the property, thus giving it unequalled transportation service.

**WHAT'S MORE**, Monarch Park is NOT just a surveyed field with roughly graded roads—it is improved property. Part of it is already built up, sidewalks have been laid and are completely paid for. That means an appreciable slice off the local improvement tax.

**WATER** has been laid, and sewers will be completed this fall. Gas and electric light may be had upon application. Altogether about \$15,000 has been spent by the owners upon improvements in Monarch Park.

**THE FUTURE OF MONARCH PARK** is exceptionally bright. Danforth Ave., widened to 86 feet, will, with the Bloor Street Viaduct when completed, form one of the most important streets in Toronto.

**WE ARE NOT OFFERING** an entire survey, but only the balance, 260 lots, having an average frontage of 20 feet by 110 feet in depth. Each one of these lots will represent to its purchaser a considerable profit in very short time.

OUR AUTOMOBILES WILL BE AT THE END OF GERRARD STREET CAR LINES (Take Parliament St. car) TO MEET ALL THOSE DESIROUS OF SEEING THE PROPERTY. Our salesmen will be on the property Saturday afternoon, and you are assured of courteous attention. There is absolutely no obligation to buy if the property is not suitable.

## TANNER & GATES

Real Estate Investments

TANNER & GATES BUILDING

PHONES:

M. 5893  
M. 5894  
M. 5895

26-28

ADELAIDE ST. WEST  
TORONTO

BRANCH OFFICE:

1279 Gerrard St. E.  
(Corner of Green-wood Ave.)  
Phone Beach 1208.

### PROPERTIES FOR SALE. CARPENTER

- 70 LOMBARD STREET Phone Adelaide 3269
- 22 PARKVIEW, near Yonge; 75 feet; small payment.
- 24 PARKVIEW, corner of Douglas and York road, for quick sale.
- 20 LOWTHER Park, near Danforth; 50 x 125.
- 18 ROSLIN avenue, 50 x 204; this is a good buy.
- 50 VAUGHAN road, near St. Clair, 50 feet.
- 25 BOWOOD avenue, 25 x 125, one block from Yonge.
- 4600 PALMERSTON road, 8-roomed, solid brick, hardwood floors, bath, all conveniences.
- 4000 SHERRWOOD avenue, 7-roomed brick house, 3-piece bath, laundry tubs, all conveniences; cash, \$1000.
- 2800 ROPER avenue, 6-roomed brick house, all conveniences; cash, \$800.
- 5200 ROPER avenue, 11-roomed brick house, with stable, hardwood floors, conveniences; cash, \$1000.

CARPENTER, 70 Lombard Street, Phone Adel. 3269.

### FARMS FOR SALE.

- Union Trust Company's List, Ontario Fruit and Farm Lands.
- 12-1/2 ACRES—Village of Queensville, overlooking Lake Simcoe; comfortable, nine-roomed frame house and almost new barn; about six acres garden land, balance orchard and pasture; price, \$2000; or would exchange for city property or new or good second-hand automobile.
- 54 ACRES—Perth County, Wallace Township; good clay loam, all cleared and in high state of cultivation; very conveniently situated, near schools, churches, postoffice and station; eight-roomed frame house; bank barn, fifty by seventy; good stabling, water, and small orchard; price, forty-five hundred.
- 100 ACRES—Somerville Township, Victoria County; forty acres cleared, 60 bush, maple, beech and hemlock; never been culled; near railway switch; no house, small barn; a good timber proposition, besides the land is good; price, twenty-five hundred, half cash.
- 100 ACRES—Near Lisgar Station; a beautiful farm; owner leaving for South America; will sell cheap; or exchange for vacant lot on St. Clair, between Dufferin and Weston road, or two or three small, good revenue-producing houses in good locality.
- 103 ACRES—Toronto Township, Peel County; a first-class farm; good clay loam, excellent buildings; those wishing a good farm, well situated, with stock and implements complete; possession at any time; call and see us about this place.
- 107 ACRES—Mulmer Township, Dufferin County; clay loam; ninety-seven acres cleared, ten bush, good timber; thirteen acres orchard; brick, eight-roomed house and bank barn, good stabling, implement shed, poultry house and pigery; price, eight thousand, half cash.
- 130 ACRES—Wainfleet Township, Welland County; good clay loam; all cleared and under cultivation; suitable for stock, dairy or fruit growing; three acres of well-cared-for orchard, apples, pears, plums and cherries, raspberries, strawberries and currants; splendid artemisia well; eleven-roomed frame house, and good stone cellar; frame barn, forty-five by seventy-five, all in good repair; price, seven thousand, half cash.
- 200 ACRES—Three miles north of Queensville, and excellent dairy farm, and can be bought very cheap; price, nine thousand, if taken at once.

WE HAVE a number of splendid farms in Norfolk County, with large acreage of fruit, in excellent condition, and at very reasonable prices, as well as a large number of splendid fruit farms through the famous Niagara district; also Burlington, Oakville and Clarkson; should those desiring such properties wish to make an inspection, our inspector will be prepared to accompany them.

OUR FARM LIST was never more complete, and we are prepared to furnish almost anything required, both large and small acreage, in all the best districts throughout Ontario.

WE ARE offering some one and two hundred acre farms of exceptionally good value, together with stock and implements, complete, for quick sale. Call or write for particulars.

IF YOU have a farm to sell, list it with us, and allow us to find you a purchaser.

THE UNION TRUST COMPANY, LTD., 176 Bay Street, Toronto.

### LOTS FOR SALE.

**Hillcrest Gardens**  
SITUATED south of Davenport road and east of Christie street; speculative builders' opportunity; moderate restrictions; opening price, \$55 per foot and up; Stuart R. Combs, Exclusive Selling Agent, Lumden Building, Phone Main 5708. Branch office, Davenport road and Christie street.

### BRACONDALE-HILL PARK

REACHED by Bathurst street cars. It is situated immediately north of Davenport road and west of Christie street. It is an exclusive residential district, well restricted. Opening prices, \$50 to \$125 per foot. Contract is now let for grading of roadways. Many lots are sold and building operations will commence very soon. Buy now before prices are advanced. Stuart R. Combs, Lumden Building, Phone Main 5708, Exclusive Selling Agent. Branch office, Davenport road and Christie street.

### FOR RENT

11 Colborne Street

Three floors and basement in the heart of the business district, near Yonge.  
Main floor and basement each 154 x 27. Second and third floors same area as main floor, with 15 x 48 additional over alleyway. High ceilings. Side entrance from alley, with electric freight elevator. As now arranged, suitable for light jobbing business; or can be developed into office quarters or high-grade business men's cafe. Apply ROOM 300, 50 YONGE STREET.

### PROPERTIES FOR SALE. The International Investment Corporation's List, 93 Queen East. Phone Adelaide 1827

- 22000—GREAT opportunity. Value increasing. Parkdale, seven solid brick houses, each 3 rooms, bath and every convenience.
- 8500—WILTON avenue, 80 feet frontage, detached, well built house, 9 rooms, great chance.
- 5750—DENISON avenue, detached, solid brick, square plan, 25x155, 8 rooms, easy terms.
- 3800—STRATHCONA avenue, pretty residence, solid brick, 8-roomed.
- 3200—TWO good houses, centrally located, one 6 rooms, bath, other 5 rooms, 28 frontage, great sacrifice. Terms arranged.
- 600—CASH, semi-detached, solid brick, slate roof, 6 large rooms, bath, laundry tubs, gas, electric, real snap at \$3600; splendid locality.
- 400—CASH—Salem avenue, close two car lines and two parks, 6 rooms, both, well decorated.

The Union Trust Company's List, THE UNION TRUST COMPANY, LTD.

- Vacant Land.
- 8 FOOT—Paisley Gardens, large lot.
- 9 FOOT—Glenagarry avenue, corner lot.
- 18 FOOT—Bowdon, one hundred feet.
- 20 FOOT—Bernice avenue, Humber Valley.
- 22 FOOT—Bernice avenue, Kingsmill Reserve.
- 25 FOOT—Golddale road, 50 feet, easy terms.
- 25 FOOT—Brookdale avenue, corner lot.
- 26 FOOT—Lake Shore road, West Point.
- 30 FOOT—Melrose avenue, a well-situated lot.
- 30 FOOT—St. Germain avenue; several fine lots.
- 35 FOOT—Kingsway, Humber Valley survey.
- 35 FOOT—Willard avenue, near Bloor.
- 35 FOOT—Stewart street, Toronto, North, near Yonge.
- 40—SOUDAN avenue, near Yonge.
- 40 FOOT—Yonge street, just north of York Mills.
- 40 FOOT—Madison avenue, north of Clinton; 100 feet frontage.
- 42 FOOT—Kingsmount Park road, corner lot.
- 45 FOOT—Castlefield avenue, near Yonge street.
- 45 FOOT—Roselawn avenue, near Yonge street.
- 45 FOOT—Glenwood avenue, near Yonge.
- 50 FOOT—Merton street, north side; deep lot.
- 50 FOOT—Lake Shore road, West Point.
- 50 FOOT—Lawrence Park, near Bowling Green.
- 80 FOOT—Yonge street, Glen Grove; a choice block of three hundred and thirty feet.
- 85 FOOT—Arling avenue, overlooking ravine.
- 85 FOOT—Standish avenue, Rosedale, fifty feet.
- 100 FOOT—Keela street, opposite High Park; several fine lots.
- 100 FOOT—Yonge street, north of Lawrence avenue.
- 100 FOOT—Hale avenue, Rosedale; sixty-four feet.
- 115 FOOT—Yonge street, north of Snowdon avenue.
- 120 FOOT—Glen road, near Douglas drive.
- 125 FOOT—Castle Frank road, near Dale avenue.
- 160 FOOT—Cottage street, block of about 250 feet for investment.
- 180 FOOT—Bloor street west, near Montrose, fifty feet.
- 250 FOOT—Yonge street, Toronto North, corner lot.
- 260 FOOT—Queen street west, thirty-six feet.

THE UNION TRUST COMPANY, 176 Bay Street, Toronto.

**Kingsmill & Harman**  
36 TORONTO STREET, Adelaide 1412.  
6800—BALMORAL avenue, semi-detached, brick, eight rooms, hot water heating, hardwood floors throughout, lot 25x110; a very good buy.  
7000—DETACHED, brick, eight-roomed house on the hill, overlooking Moore Park, hot water heating, hardwood floors and hardwood trim, three mantels, large sun parlor, almost new, good locality.  
8000—PARNHAM avenue, semi-detached, brick, eight rooms, hot water heating, hardwood floors, good sized sun parlor, handy to cars.  
6500—KENDAL avenue, semi-detached, brick, eight rooms, hot water heating, hardwood floors and trim, garage and side drive, sun parlor; good value.  
9500—SPADINA road, semi-brick, 12 rooms, handily located to cars, stone front, good lot, hardwood finish.  
2500—ST. GEORGE street, detached, brick, 15 large rooms, hot water heating, splendid lot, 52x200, side drive and stable, lane to the side.  
KINGSMILL & HARMAN, 36 Toronto Street.

### W. R. BIRD

- 200 ACRES—Lake front, Durham County; clay loam, well cultivated, small orchard, well watered, good fences, large bank barn, stone house, 12 rooms; only ten thousand. Terms arranged.
- 100 ACRES—Wellington County, clay loam, well cultivated, frame house, bank barn, small orchard. Three thousand five hundred.
- 150 ACRES—Haliburton, 8 room brick house, good barns and outbuildings. Snap at sixteen hundred.
- 780 ACRES—Sudbury district, close to P.O., railway, etc.; good clay loam, 100 acres cultivated, balance bush, woven wire fences; good water, 3-room house, bank barn, stabling, and 80 head of calves; a money-maker; only sixteen thousand.
- 100 OTHER choice farms fully described in my catalogue. Write for it. It is free.

W. R. BIRD, Continental Life Building, Toronto.

### H. L. ROGERS

- 2600—ROXBOROUGH St. East, new, detached house, 13 rooms, 13 large rooms, five bathrooms and toilet rooms, very large sun room and balcony, billiard room in basement, new decorated; this house has every modern convenience, including instantaneous water heater, vacuum cleaner, etc.; lot nearly sixty feet frontage by good depth, with fine shade trees.
- 16500—VERY special—Rosedale, new home of fine colonial design, with twelve very large rooms, sun room, balconies, etc., finished in oak, with oak floors; large lot, with some excellent trees, altogether the most attractive home offered at the price.
- 14000—HUNGALOW, Avenue Road, of Avenue road; nine excellent rooms.
- 13000—LYNWOOD avenue, near Poplar Plains road, north side; neat home of ten rooms and two bathrooms; stone garage, architect-built; excellent value.
- 12800—ROSEDALE, new home of very superior construction, built by prominent architect, having ten good rooms, two bathrooms, oak and ash trimmings and floors; fifty-foot lot, with ample room for side drive; greatly reduced price for immediate sale only.
- 10500—ROSEDALE, new home of construction; ten very fine rooms, two bathrooms, hardwood floors and trimmings; forty-foot lot, with side drive; a house above criticism in every respect.
- 7900—A REMARKABLY neat eight-roomed home, just being completed, with exceptionally large living room and sun room, quartered oak finish, hot water heating, side drive.

H. L. ROGERS, 43 Victoria Street, Main 988-989.

### Splendid Factory With Railway Siding For Sale

Land 133 x 266, on a corner, 1 and 2 storey building, with large freight elevator, engine and boiler, complete heating system; lots of light, and with railway at shipping platform; price, \$75,000; very easy terms.

FRED W. ROSS & COMPANY LIMITED  
Lumden Bldg., Phone M. 5081