

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 Greenwood 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.

FARMS FOR SALE.

- 4600—PALMERSTON road, 8-roomed, solid brick, hardwood floors, bath, all conveniences.
- 4000—SHERRWOOD avenue, 7-roomed brick house, 2-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.

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

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

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.

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, Lumsden 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 price, \$59 to \$25 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, 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, 30 YONGE STREET.

PROPERTIES FOR SALE.

The International Investment Corporation's List, 93 Queen East. Phone Adelaide 1827

- \$22000—GREAT Open evenings. Watch us for bargains. Ed house; three verandahs. Increasing, Parkdale, seven solid brick houses, each 3 rooms, bath and every convenience.
- \$8500—WILTON avenue, 80 feet frontage, detached, well built house, 3 rooms, great chance.
- \$5750—DENISON avenue, detached, solid brick, square plan, 25 x 155, 3 rooms, easy terms.
- \$3800—STRATHCONA avenue, pretty residence, solid brick, 3-roomed.

THE UNION TRUST COMPANY, LTD.

- Vacant Land.
- 88 FOOT—Paisley Gardens, large lot.
- 89 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—Arlsey avenue, overlooking ravine.
- 85 FOOT—Standish avenue, Rosedale, fifty feet.
- 100 FOOT—Keala 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.

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PROPERTIES FOR SALE.

F. I. Murray & Co.

- \$2200—TWO good houses, centrally located, one 6 rooms, bath, other 5 rooms, 26 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, bath, well decorated.

F. I. Murray & Co.

- 355 RONCESVALLES AVENUE, OPEN EVENINGS.
- \$3400 BURS detached, 6-room, solid brick house on Fernmanagh avenue, near Roncesvalles avenue, newly decorated and lot 16x120. This is a snap, possession at once. \$1200 cash required.
- \$4100 BURS a detached, 7-room, solid brick house on Loyd avenue, handy decorated, every convenience. This is a bargain. \$1100 cash required.
- \$4800—EIGHT large rooms with oak trim and quarter-cut floors, drop lot to a lane, sunroom and one minute from car. This will rent for \$40 per month. 1600 cash required.
- \$5000—A DETACHED, large, 8-room, solid brick, and well built, oak floors and decorated well. This is a beautiful home, only one minute from car.
- \$5400 BURS a 8-room, solid brick house, on Wright avenue, only one minute from car and hot water heating, newly decorated, every convenience, front and back stairs, two ways to cellar. This is the best buy in York Loan at present; possession at once and can be seen by calling at 355 Roncesvalles avenue for key.

P. S.—DON'T ask for numbers over phone.

F. I. MURRAY & CO., 355 Roncesvalles, 67

Kingsmill & Harman

- 36 TORONTO STREET, Adelaide 1412.
- \$6800—BALMORAL avenue, semi-detached, brick, eight rooms, hot water heating, hardwood floors throughout, lot 25x110; good buy.
- \$7000—DETACHED, brick, eight-roomed house on the hill, overlooking Moore Park, hot water heating, hardwood floors and hardwood trim, three main, large sun parlor, almost new, good locality.
- \$8000—FARNHAM avenue, semi-detached, brick, eight rooms, hot water heating, hardwood floors, good sized sun parlor, handy to cars.
- \$6500—KENDAL avenue, semi-detached, nine rooms, hot water heating, hardwood floors and trim, garage and side drive, sun parlor; good value.
- \$9500—SPADINA road, semi, brick, 13 rooms, handy located to cars, stone front, good lot, hardwood finish.
- \$25000—ST. GEORGE street, detached, brick, 15 large rooms, hot water heating, splendid lot, 52x120, side drive and stable, lane to the side.

W. R. BIRD

- 200 ACRES—Lake front, Durham County, clay loam, well cultivated, small orchard, well watered, good fences, large barn, stone house, 3 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—Hullburton, 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 cattle; a money-maker; only sixteen thousand.

H. L. ROGERS

- 43 VICTORIA STREET Residences.
- \$26000—ROXBOROUGH St. East, new, detached, brick, having thirteen large rooms, five bathrooms and toilet rooms, very large sun room and balcony, billiard room in basement, new trimmings and floors; 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; nice excellent rooms.
- \$13000—LYNWOOD avenue, near side; neat home of ten rooms and two bathrooms; side drive, 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.

FRED W. ROSS & COMPANY LIMITED

Lumsden Bld'g. Phone M. 5081