

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 80 cents per foot. (114 B)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1538 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3 story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (286-a).

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREET—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 69½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or on block. Suitable for dwellings, stores, factory sites, etc; electric cars pass through the property. Sidings can be had from C.F.R. (199-B).

An experienced man soon becomes acquainted with the builders who are not deserving of credit, and learns to avoid them even when he finds them operating under new aliases. But a fresh salesman anxious to increase his commissions, will avoid scrutinizing a man's credit too closely, and if the firm receives the order from a new name, though it may conceal an old swindler, they will take the chance, hoping, if their proper fears are realized, that they may at last find security in a mechanics' lien. If they make inquiries of the mortgagee, he usually tells them the property was sold for a sum far above the amount of the mortgage; that the owner will have a very valuable equity in the property; that the building loan is payable in installments as the work progresses, and that in his or their opinion they will run no risk of a loss. This satisfies the average material man, and he goes on furnishing materials and labor until time comes for payment on account. Most of the time there is a prompt first payment on account, and the material man is lulled into perfect security. He goes on with his work, though the second payment is tardy and deficient, and finally, when the building is nearly completed and he has gone far beyond his original intention in the credit line, fails to get any response to his duns.

"About this time he learns that other material men, sub-contractors and mechanics, are similarly involved with himself. Perhaps the builder declares that there is money due him from the mortgagee and he cannot compel payment. The mortgagee replies that the builder has not complied with his contract. The contract has been drawn with special view to this pinch, and is harder and sharper than a steel strap. The mortgagee orders the builder to proceed with his contract, the builder refuses or is unable to do so, for the limit of his credit has been reached, and in a little while the mortgagee begins foreclosure proceedings. Then the victims find that the mortgage debt is greater than the value of the property. It was made so by the fraudulent character of the sale to the builder.

"The builder in such a case goes in, fully knowing that he will fail in the operation, and that somebody is going to be swindled. He only knows that he is going to get all out of it that he can. This is done when one or other of the partial payments is made on his loan. He receives the money, and if the operation had not been conceived in iniquity, he would pay it to his creditors. If, also, the mortgagee did not know from the beginning that the builder was going to get his profit out of the transaction and leave his creditors in the lurch in this way, he would require him to produce receipted bills from his supply men and sub-contractors or to give drafts to pay his bills to them. But the mortgagee's concern is only to know that more material and labor have gone into the building than have been paid for, and that if the job should stop and the mortgage be foreclosed, he would have more by some thousands in the

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (881-8.)

WILLIAM STREET, INSPECTOR STREET & ST. PAUL STREET—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white wood. Price \$7,500. (169-B.)

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (48-2).

BURTON AVENUE.—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B).

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (109-B).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (487-3).

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a).