PROPERTIES FOR SALE H. H. WILLIAMS, 54 Church-street \$5000 -DEGRASSI-STREET, CORNEL First-avenue, pair houses and 53900 - FIRST-AVENUE; CORNER house, brick, seven rooms; conveniences, furnace, side entrance; etc., well rented, easy terms, or exchange for good building lot East End. \$3800 WEST-AVENUE, PAIR SEVEN-roomed houses; hall runs through to kitchen, modern conveniences. H. H. \$2000 -McGEE-STREET, NICE HOME on easy terms, six rooms and hathrdom, modern conveniences, side entrance. H. H. Williams, 54 Church-street. \$4800 - CARLAW-AVENUE, PAIR well SIDNEY rented, exchange or sell on easy terms. \$5000 PAIR SOLID BRICK HOUSES well rented, easy terms or ex \$5200 GORDON-AVE., ROSEDALE, solid brick house, 10 rooms, bathroom, all modern conveniences. H. H. WILLIAMS, 54 Church-Street CAMPBELL & MOSSMAN 87 King-street East. Telephone 2827. REAL ESTATE AND FINANCIAL BROKEBS Toronto Junction properties.

\$15 - ELIZABETH - STREET, NEAR Annette-street, west side.

\$18-QUEBEC-AVENUE. \$20 GILMORE-AVENUE. \$23 LAKEVIEW-STREET, PINEST ON the street. \$28-HIGH PARK AVENUE, 100 FEET \$60-EUCLID-AVENUE. \$28-HIGH PARK-AVENUE, 100 FEET west side, near Humberside-avenue.

\$38-OSSINGTON-AVENUE, WEST SIDE.

\$400-SOURCE SIDE.

\$400-SOURCE SIDE.

\$400-SOURCE SIDE.

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\$400-SOURCE SIDE.

\$400-SOURCE SIDE.

\$500-SOURCE SIDE.

\$500-SOU \$150,000 private money to loan at 6 and 6% per cent., \$200,000 at 6, 6% and 7 per cent. to Builders. We make a specialty of Builders loans and can procure loans on any class of property quick and without any commission to

Bullders, If you want vacant land in any part of the city. Toronto Junction or Mimico, on builders' terms and a good loan, we can serve you better than any estate firm in Toronto. If you want to sell city property. town property, farm property, buy or sell stock of goods, let us have particulars; no charge unless sale **DICKSON & PARSONS** 14 ADELAIDE-ST. EAST Now is the time to buy. DON'T wait for the boom. It is coming.

Chambers, 9 Toronto-street, and 45 Dundasstreet, West Toronto Junction. City Telpephone 708. Junction 5010. TORONTO HIGHLANDS A. E. OSLER & CO

PER FOOT — CASTLEFIELD-AVENUE-half way between Yonge and Bathurst Overlooking Rosedale, the City ST PER FOOT-KENSINGTON-AVENUE-1500 feet from Yonge-street. and Lake Ontario. \$50 PER FOOT-BLOOR-STREET-CLOSE to St. Clarens-avenue; 60x245; bargain Pure Air, Perfect Drainage and City and \$12 PER FOOT-ELM AVENUE, W.T.J.— Spring Water.

Situation Unequalled fo Beauty, Healthfulness and Comfort.

Charming Sites for Private Res dences. Prices Moderate.

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STREET-RAILWAY LAND, FINANCIAL YONGE-ST. STREET-RAILWAY

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- AND -MINING BROKERS

WALTER H. WILLIAMS

PROPERTIES FOR SALE.

REAL ESTATE BROKER

Real Estate Broker

6 VICTORIA - STREET

TELEPHONE 1154.

Real Estate

NO. 11 VICTORIA-ST.

Offer the following lots for ex-change on Builders' terms.

Telephone 585.

\$125-CORNER BLOOR AND EUCLID-

West Toronto Junction Property is in good demand by Builders. We have on the Kennedy Estate:

WOODSIDE-AVENUE, BEAUTIFUL HOME sites, \$16 to \$20.

EVELYN-CRESCENT, VILLA SITES

DUNDAS-ST., \$25 to \$175 and \$225.

QUEBEC - NORTH OF ANNETTE-

CLENDENAN-NORTH OF ANNETTE-\$24-builders' terms.

Real Estate and Financial Brokers, 36 King-street east.

\$28 PER FOOT—YONGE-STREET—JUST south of Eglinton-avenue; lots 180 feet deep; cheapest on the street.

\$4500-ISABELLA-STREET, SOLID brick, 10 rooms, bath, w.c., etc.

ot 25x105; suitable terms.

34800 -SPLENDID SEMI-DETACHED sold brick dwelling in South Parkdale, close to King-street; 10 rooms; newly decorated throughout; all modern improvements;

Properties for Exchange

HIGH PARK-AVE., \$30 to \$35.

PROPERTIES FOR SALE.

REAL ESTATE BROKER 9 1-2 JADELAIDE-STREET EAST

16 VICTORIA - ST. Mr. Fortier having retired from the firm of Fortier & Small, I have taken over the business and hope that the clients of the late firm will extend me their patronage.

SECURE YOUR LOTS NOW AND SATE STREET OF THE STREET OF THE STREET OF THE STREET OF THE FOLLOWING ARE SELECTED FROM my list as being desirable and chean:

DUNN-AVENUE, PARKDALE, WEST SIDE— Detached, solid brick, nine rooms, al modern conveniences, lot 34/4x160 to lane, \$5000 I have a list of choice city properties for sale, which includes some remarkably good investments, yielding a high rate of interest, and a number of good lots which can be sold on easy terms to builders. HARBORD-STREET—NORTH SIDE, FIRST house east of Spadina-avenue, detached solid brick, side, entrance, 10 rooms, furnace, bath, h. and c. water, laundry tubs, concrete floor in celler, two verandahs, \$3000, rented. This is a great bargain. The AZELTON-AVENUE, EAST SIDE—SEMI
detached solid brick, slate roof, eight large rooms, bath, b. and c. water, Pease furnace, two w.c.'s, three mantels and grates, laundry in cellar, stable in rear, side entrance, lot 26x140 to lane, \$500. Would exchange for lot in Annex.

ELADSTONE-AVE., W.S., 50x187, \$33.

With the large amount of Private Funds on hand my facilities for negotiating loans (at lowest current rates) are such that there is no unneces-HURON-STREET—WEST SIDE, NORTH OF Bloor-street, detached, solid brick, 13 rooms, two hathro ms, a modern house in every particular, lot 50x130, \$11,500. particular, lot 50x130, \$11,500.

JAMESON-AVENUE, PARKDALE, EAST side, detached solid brick, 10 rooms and large reception hall, No. 14 Pease furnace, conservatory, bath, two w.c.'s, cellar full size of house, with concrete floor, best hardwood finish, electric bells, side entrance, lot 40x150, \$8000.

This is an extra well built house and a decided bargain. I am representing the Union ssurance Society of London, This is an extra well white house check bargain.

ONTARIO-STREET — WEST SIDE. NEAR Howard-street, detached, brick-fronted, eight large rooms, bath, heated with best system of hot water, targe cellar, concrete floor, side entrance, lot 27 x 186, through to Darling-avenue, stable and workshop in rear, fruit trees, \$4500. The land, without the buildings, is worth \$100 a foot, and as the house is comparatively new and in good repair and the hot water heating and plumbing cost together about \$700, is will be readily seen that this is a great bargain.

Sherbourne-street, 3 solid brick houses, 10 rooms, all conveniences, well rented, would exchange for centrally situated vacant lots.

WINCHESTER-STREET — SOUTH SIDE near Parliament-street, solid brick, 9 rooms, all conveniences, \$5000, bargain.

45 Adelaide-st. East. FINANCIAL BROKERS

> 76 Major-st. -- Beautiful, 9 rooms, solid brick, every convenience, \$3700, easy terms. 10-roomed Cottage-Bruns-wick-ave., equity \$1600 for Kingston property.

100 Feet--Queen st. east,\$35 easy terms, this is worth \$40. 300 Feet--Coxwell-ave. and Rsed-st., \$8 if sold now, easy 3 Solid Brick Houses--Mu-tual-st, four thousand each,

WE HAVE ALARGE LOT OF MONEY TO loan on good property. Call and get particulars. Kerr & Breeze, 11 Victoria-strees. Cottage -- Ann-st., 25 feet rontage, \$1800 if sold now. \$6500--Carlton-st., opposite Gardens.fine large house, con-GEO. GURD & CO'S LIST

200 Feet--Clear of encumbrance and \$1000 cash for good central house. 10 Solid Brick Houses, cen-tral, with light mortgage, ex-change for good farm.

Good Farm, with light mort-gage, \$2500, and \$500 ex-change for house. 3 Brick Houses--Gloucester st., bargain, \$5800. King-st.--Store, rented \$840 per year, part exchange, part cash.

Pond; \$40 to \$90.

SEVERAL FIRST-CLASS DWELLINGS WILL be built as soon as spring opens on this property, which for beauty of scenery is unequalled J. CURRY 45 Adelaide-st. east.

TELEPHONE 1806. List of Houses to Rent by F. . DOVERCOURT-ROAD-\$40-F. J. SMITH HUTER-STREET — \$30. WELLESLEY-ST.— \$25. F. J. SMITH & CO. OCHMOND-ST. W.—\$25—F. J. SMITH & CO. EATON-ST. \$23-F. J. SMITH & CO.

EXCHANGE.—DAVENPORT-ROAD, W.T.J.—
850 feet; for central bouse property. EXCHANGE — GERRARD-STREET EAST—
888 feet; for central house property.

558—PER FOOT — SPADINA-ROAD—100
feet: unencumbered; builders' terms

\$21—EXHIBITION-AVENUE—144 feet. OLLEGE-ST.-\$10-F. J. SMITH & CO A. E. OSLER & CO., 36 KING-STREET

& COMPANY

Real Estate Brokers, 19 Adelaide-street, the following properties on Builder No cash required down to parties buil

T. GEORGE-ST., 100x127; \$65. YNDALL-60x200; \$60. WALMER-ROAD, W.S., 50x128; \$55.

WILSON-AVE, E. SIDE, 182x148; \$55.

21 Adelaide-st. East

BLOOR-STREET-GOOD LOTS AND SOME cash to exchange for good houses or store New Beautiful Detached Residence, Church, near Bloor, \$5600. HUNTLEY-STREET-CORNER OF SOUTH drive, good corner lot, easy terms. MADISON-AVE.—CLOSE TO LOWTHER avenue, \$80. SHERBOURNE-ST—CHOICE LOCATION, 200 feet deep. \$150 per foot.

> ORKVILLE-AVENUE—EXCELLENT FOR builder with buildings, \$100. HOUSES

LEXANDER-STREET—NORTH SIDE, NEAR Yonge-street, pair of new bricks, well rent-i, for cash or part exchange, \$9500. OLLIER-ST.—SEMI-DETACHED BRICK, is rooms, conveniences, lot 28 feet frontage, verlooking ravine, \$3500, easy terms. CHURCH-ST.—GOOD CORNER FOR A DOC-tor's residence, laid out for a professional man, solid brick detached house, very central, lot 57 x 115, \$15,000; easy terms.

HURON-ST.—WEST SIDE, JUST ABOVE Bloor, detached brick and stone front, 12 Loan Companies, Capitalists rooms, all conveniences; \$5000. Maitland-St.—Well Rented, SEMI-detached, furnace, etc., \$8100; easy terms. ST. GEORGE-ST.—SEMI-DETACHED BRICK, of NEW TORONTO. Just think finished, in good location; \$7500. SHERBOURNE-ST.—GRAND NEW HOUSE 13 rooms, \$1300, in excellent location.

OSSINGTON-AVE.—THREE BRICK HOUSES West foronto Junction property.

WESTMORLAND-AVE.—5 BRICK - FRONT houses, side-entrances, to be sold separately

Solid Brick Figure Fig furnaces, etc., 8 rooms; will exvest Toronto Junction property. whouses, side-entrances, to be sold separately or en bloc, easy terms and cheap for immediate sale, or might take small building lot as part pay

GEO. FAULKNER.

21 Adelalde-street East. THARLES E. THORNE & CO., REAL ESTATE, etc., 4 King-street east.

HURCH-ST. — SEMI-DETACHED BRICK,
well rented, will exchange.

LINTON-STREET—BRICK-FRONTED, SIXroomed house, bath, w.c., unencumbered, SPADINA-AVENUE—SOLID BRICK HOUSE, 21 feet front, side entrance, price \$4500; bar-AID.

XFORD AND LIPPINCOTT-STREET, BRICK-clad store, also six-roomed house adjoining, mrt exchange.

RAWFORD-ST —PAIR BRICK FRONTS, seven rooms, bath, lot 33 x 130, price \$1650 FENNING-ST.—BRICK-FRONT, SIX ROOMS, HENNING-ST.—BRICK-FRONT, SIX ROOMS, only \$1100, rents for \$10.

PARKDALE—CHOICE RESIDENCE, WITH large lot, in splendid order.

ERRARD-STREET EAST—60 x 125, WITH cottage and house, very desirable property. QUEEN-ST., COLLEGE-AVE. -96 x 130, most

desirable central lot.

SPADINA-ROAD—50 x 130, NEAR BLOOR;
SOO x 128 north Bernard.

DELAWARE AVE—400 FEET, CLOSE TO College, builders' rerms. College, builders' rerms.

RATHNALLY AVE - 141 x 140, CORNER, will exchange. BROADWAY AVE-50x86 TO LANE, BUILD-PENCER, EAST SIDE, 140x200.

WANTED-CENTRAL VACANT OR PRO-M F. J. SMTPH & CO.

CLAREMONT-ST—\$8.50. MISSION-AVE—\$6
Centre-street—\$3. F. J. SMITH & CO.

TORES—QUEEN-ST. WEST, NEAR SPADINAavenue, fine large stores with plate glass
windows, etc, dwelling attached, rent low, good
business stand. Spadina-avenue—one of the best
business stands on the avenue to rent at low
rental; fine dwelling with all conveniences, brick
stables, etc. College-street—store and dwelling,
containing seven rooms and bathroom, good brick
stables, etc. Rent low. F. J. Smith & Co. Telephone 1259.

WANTED—CENTRAL VACANT OR PROductive properties for cash purchasers.

MIMICO—CHOICE LOT ON HOMER-AVE.,
nearly opposite new station.

MIMICO—CHOICE OF LOTS ON ELM, HAWthorne, Central and Rose, all high level land
within ¼ mile of new station and ¼ mile north of
factories, will sed lon easy terms or exchange for
city property. Several residences to be erected
on this property as soon as spring opens, present
purchasers will double their money before fall.

CHARLES E. THORNE & CO., REAL ES
tate and Loan Brokers, 4 King-street east.

FOR SALE BY

100 feet, Delaware-ave., builders terms. 50 feet, Albany-avenue, builders terms. 100 feet, Prince Arthuravenue, builders terms.

350 feet, Huron-street good investment. 100 feet, Bridgman-ave

500 feet (with part frontage on Dundas-st), on the route of Belt Line Railway, \$6000.

Alex. Rankin & Co.

OFFER

time to invest in nickel properties, as there will be both American and English buyers here within two months, and good properties will then bring high prices.

& CO.

ICCESSORS TO RITCHIE & HARRIS.)

TORONTO

New Toronto, New Toronto,

New Toronto

Now is the time to pick up some snaps in this fast growing popular town. All our predictions about the welfare of "MIMICO" or NEW TORONTO"

\$55.

MADISON-AVENUE—S50 feet, \$35.

MADISON-AVENUE—Choice lots, \$60.

HURON—Near Bloor, 57x193, only \$82,50.

ADMIRAL-ROAD—Several lots, cheep.

BLOOR-STREET WEST—A magnificent block 242x330 feet, can be cut up and sold at a profit of \$12,000.

BLOOR-STREET—115x100, corner Pauline.

BROCK-AVENUE—South of Dundas, \$35, MIDDLETON-AVENUE—Any frontage, \$30. MIDDLETON-AVENUE — Any Irontage, \$30.

BATHURST—South of Bloor, \$60.
BEDFORD-ROAD—50 feet, cheap.
COLLEGE-STREET—-77 feet,
CASTLE FRANK CRESCENT—75 feet,
DELEWARE—AVENUE—\$30.
DUFFERIN—with small house, \$50.
DELEWARE—\$35.
DUGGAN-AVE—\$20.
EUCLID-AVENUE—corner, 105 feet,
EUCLID-AVENUE—corner, 105 feet,
EUCLID-AVENUE—60 feet with roughcast
extension and cottage rented for \$18 per
month, \$3600, worth \$4500.
QUEEN-STREET WEST, NEAR OCCIDENT HALL—66x90 to a lane, Will exchange. and Men of Smaller Means are

FOUR LARGE Now in operation; another in

course of construction, and

EIGHT - MORE Gigantic Manufactories To Commence Building

Operations As soon as the spring opens As soon as the spring opens out. Builders would do well to secure some choice locations

DANFORTH-AVENUE—Block 1000 feet, GERRARD, CORNER PAPE—600 feet. GERRARD, CORNER GREEN WOOD

now, as houses are in great demand and badly needed and will pay for renting purposes

GERRARD, CORNER GRADE OF SERVICE AND SE

HOUSES

mand for NEW TORONTO for the summer of 1891. Real Estate is not going down in Toronto or vicinity, but a steady

PROPERTIES FOR SALE.

REAL ESTATE AGENTS

18 VICTORIA-STREET

We publish monthly The Real Estate Record, which contains a large list of properties for sale and exchange; it also gives the latest statistics and information pertaining to real estate. The Record will be sent free route of Belt Line Railway, \$6000.

St. Clair-ave., lots 63x 175, \$25.

BEVERLEY-STREET—\$12.000 and \$8750.
QUEEN'S PARK-CRESCENT—A gentleman's residence, with large lot, lease 15 years to run, ground rent very low; price \$20,000. Similar house in northwestern locality might be taken in part payment.

BLOOR-STREET WEST—Handsome new mansion, lot 100 by 200, organization of the property. Price low. property. Price low. Have maps, report, specimens and assays. This is the BLEEKER-STREET—\$5000; brick, nine rooms, furnace, laundry tubs, etc. BLEEKER-STREET—\$5500; all improve-

BOND-STREET—Two roughcast houses, lot
41 by 116; price \$6800.

BORDEN-STREET—We have on this pretty
street, close to College-street, a number of
thoroughly well - built, convenientlyplanned solid brick houses, containing 8 or
9 rooms and all modern improvements;
prices ranging from \$3850 to \$4850. We
can sell them with small payment down
and balance in any reasonable mannier.
CHURCH-STREET, NEAR GLOUCESTER
—Several new brick houses, well built and
conveniently planned, with the very latest
improvements, which we can sell on easy
terms of payment or will lease to desirable
tenants.

HEWISH & WALKER

FSTATE AGENTS.

HURON-STREET—Detached, furnace, only \$8200. HOMEWOOD-AVENUE—\$8500.

HOMEWOOD-AVENUE—\$5000.

JARVIS-STREET—\$25,000.

LOWTHER-AVENUE—\$10,000, \$6500.

MARKHAM-STREET—\$5000.

PALMERSTON-AVENUE,-Detached brill rooms, furnace, etc. Price \$3500. Sn payment down. MADISON - AVENUE — \$14,000, \$18,500, \$7000, \$8500. MAITLAND-PLACE—\$3000. PEMBROKE—\$11,000, \$7500. ROBERT-STREET—Detached be sold cheap. Ornamental grounds.
SHERBOURNE-STREET—\$14,000.
ST GEORGE-STREET—\$9000 with stab
Also several others \$10,500 to \$18,000,
SPADINA-ROAD—\$20,000.
WALMER-ROAD—\$14,000,
WELLESLEY—\$11,000.

VACANT LOTS FOR SALE BY McCUAIG & MAINWARING

ALBANY-AVENUE-50 feet, \$46, near

change. ST. GEORGE-STREET, NEAR LOWTHER change. WALMER-ROAD—Corner lot 88x200, price \$55, worth \$100. MCMASTER-AVENUE, RATHNELLY — \$45. RATHNELLY-AVENUE—\$45. COTTINGHAM-STREET—\$40.

ROSEDALE LOTS.

EASTERN LOTS.

BROCKTON ADDITION.

ALBERT-STREET—480 feet.

WALLACE-AVENUE—488 feet.
DAVENPORI-ROAD—8everal lots.
CAMPBELL-AVENUE—1600 feet.
ROYCE-AVENUE, COR. PERTH—A block of land at \$30. This is particularly cheap.
Any of the vacant lots will be sold on builders' terms. Do not make any mistake.
Vacant land will steadily increase in value as it has in past years, and those who buy now will resp a handsome reward.

We have a number of business properties for y sale and for exchange. Some of these are situated in Adelaide, Yonge, Queen, Richmond and other streets. Particulars on application.

BUILDERS LOTS:

BUILLD-AVENUE—SEMI-DETACHED, FOMEN, Semi-DETACHED, 16 rooms, two bathrooms, hot water heating, 16 which is the semi-detailed by the semi-detai

PROPERTIES FOR SALE.

BEING OVER And the Financial unrest the past year which has served so materially in checking investments in Real Estate being now settled it is more than likely that the large amount of money which has been lying idle will be set afloat, not only in Mortgage Loans on Real Estate, but in purchases of lots in such choice of lots in such choice locations as are offered

months.

Builders can earn 12 per IOUSES FOR SALE cent. interest on dwellings, which are now greatly in demand.

The company is offering special inducements to Builders, and the choice of the lots offered for sale can be had at \$10 per foot and upwards to 1st May next on easy terms.

Plans and other particuars on application at

will WALMER-ROAD-LOT 110x220, \$18,000

HURON-STREET-\$8000. PRESSED - BRICK,

EWISH & WALKER, ESTATE AGENTS
33 Toronto-stream

E. WALKER

REALESTATE LOAN AND INSURANCE BROKER FOR EXCHANGE—UNENCUMBERED LOT in Dovercourt for dwelling in Robert or Major.

A NNEX LOTS WANTED IN EXCHANGE FOR pair of good dwellings on Brunswick or Susley-street, all modern conveniences: a bargain.

Some choice Dwellings on Madison,
Brunswick and Sussay of the Choice of the Cho

Brunswick and Sussex-avenues for sale on casy terms or part exchange. A. E. Walker, 12 King street east. Real Estate Brokers Canada Life Building. Toronto.

ARTHUR MEREDITH & CO.

M'ARTHUR, SMITH & CO. Estate and Loan Brokers Corner Victoria and Richmond

HOUSES FOR SALE OR EXCHANGE In all parts of the city. Prices rang-ing from \$1000 to \$30,000. Choice farms in Ontario and Mani-toba for sale or in exchange for Toronto property.

Telephone 1705.

HIGGINS & CO.'S LIST. BEVERLEY-STREET—SEMI-DETACHED, 18 rooms, bath, furnace, an elegant house let, 82x150 feet to a lane, \$9000. Prooms, bath, furnace, an alegant house les, sax150 feet to a lane, \$9000.

Palmerston - Avenue — Semi - Detached, 6 rooms, bath, etc.; \$2000.

Palmerston - Avenue — Semi - Detached, 6 rooms, modern, \$4000, will exchange.

CHURCH-STREET — Semi - DETACHED, 6 rooms, modern, \$4000, will exchange.

EUCLAD-AVENUE — Semi-DETACHED, 6 rooms, reception hall, modern, \$3500.

HOMEWOOD AVENUE — SEMI-DETACHED, 8 rooms, \$2800.

HENEY-STREET — SEMI-DETACHED, 6 rooms, bath, modern, \$3600.

HURON-STREET—NEAR BLOOR-STREET, 4 grooms, bath, modern, \$3600.

mond and other streets. Faraculars of application.

Do not forget to send your address for the March number of the "Real Estate Record."

MCCUAIG & MAINWARING

18 Victoria-street, Toronto.

18 Victoria-street, Toronto.

19 William Street, Montreal:

Montreal:

10 Index north of College; \$63. Ossington avenue, just north of Ossington avenue, just north of Ossington avenue, just north of Set; \$38. Givens-street, south of College-street, \$8 feet; \$38. Givens-street, south of College-street, \$8 feet; \$60. Eachid-avenue, \$1 feet, nice lot for one house; \$60, west side. Specification of the control of Set; \$100. Walmer-road, just north of Bernard-savenue, 250 feet to exchange for good house property; \$58. Alay-avenue, opposite Cathedral, \$60 feet unins-numbered, to exchange for small house; \$50.