

TORONTO REAL ESTATE

Week's News in Real Estate

SOME ONE HAS OPTION ON EXPIRING LEASES

Odd State of Affairs Reported by Yonge Street Merchants.

Merchants who want places on Yonge-street to improve or extend their business are at a loss to find out the way to get a store unless they pay thru the nose for it. It seems that by some apparently systematic manipulation somebody has an option on every place where a lease is about to expire, and there is no dearth of demand for Yonge-street store property. In fact, as one merchant remarks, "It simply means paying a big bonus and almost double rent to get into any place on Yonge-street. The situation is regarded as serious, particularly by those merchants whose leases are expiring soon."

"Are the prices for real estate in Toronto higher than in other cities of a similar size?" a World man asked a prominent real estate agent yesterday. "No, sir," was the reply. "You see we are at a dull season now all around, and we are all still making good sales at what might be considered high prices, but taking into consideration the rapid growth of Toronto and the rosy prospects for the future, our prices are far below those of many of the progressive Western cities. You see, if you will just think, that prices are not high here at all compared with the rentals, which provide a good interest on the investment, and which are assured by the demand for houses. A noticeable feature is that a lot of people are after vacant property, and are building for themselves. That kind of thing enhances the value of any city, and we are doing more that way than any other city of our size. One house builds others around it and the value of adjacent property increases."

There are a good many enquiries for Toronto real estate, but there is not much life in them, says one agent, and his remark is endorsed by many others.

Negotiations are pending for the purchase of a prominent downtown bank corner, but the deal will not be thru for a few days.

"We have a number of good items," can tell you about," remarked one of the real estate men. "We are different from the people on the other side, inasmuch as a lot of us if we have a property to sell, avoid every publicity regarding it. Some people would not even have a board put up in front of their house in case it might tend to injure the downtown credit of the owner. You know that the women in a house don't like it to be known that they are for sale, no matter what the reason might be. However, if there were no women we would not be here buying and selling houses, would we?"

Two large manufacturing concerns are about to locate in Toronto. The World was told that E. A. English knew all about it, but Mr. English was a reticent, and only wanted to know where The World got its pointer. He

did not deny that the rumor was worthy of credence.

Some of the sales reported by F. J. Smith & Co. are 360 and 382 East Queen Street, \$7,000; No. 1 Wilton Crescent, \$4,000; 124 and 132 Lippincott St., \$6,200; 182 feet on Ben Lamond Ave., East Toronto, (south side on ravine edge), \$5,000; 60 feet on Balmoral Ave., on the hill, \$25 per foot; 50 feet on Lisit-ave., off Avenue-road, at top of hill, \$35 per foot; 66 feet on Warren Rd., south of St. Clair Ave., \$45 per foot; 60 feet on Withrow Ave., \$20 per foot; lot on Broadview Ave., south of Quinham St., \$22 per foot; 100 feet on Cottingham St., south side, east of Avenue Rd., \$35 per foot; No. 4 Whitby Ave., \$2,500; 45 feet on east side Madison Ave., \$75 per foot.

During the past week there was a sale arranged for Yonge-street store property, nearly opposite Elm-street, at \$600 per foot, which is considered a rather low price.

Some substantial improvements are to be made on Victoria-street. Just south of Sheeh's proposed theatre site there is to be a big hotel. E. J. Evans, proprietor of the Strand, that little hotel on the north side of Adelaide-street, just east of Yonge, is said to have leased the Richardson property, which has a frontage of 45 feet by a depth of 90 feet. The rental is \$3500 per year, and an hotel on the most modern lines is to be erected there.

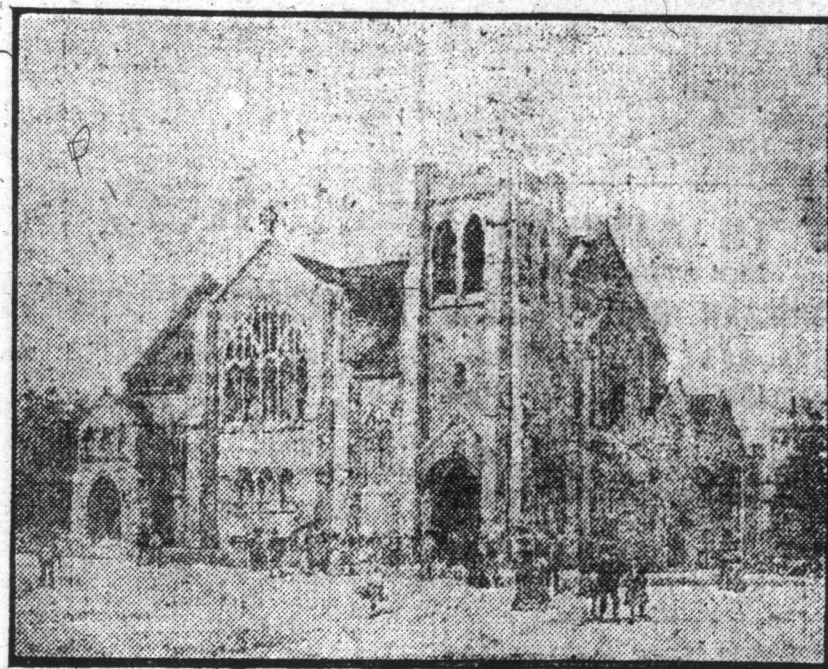
The much-mooted talk of the Canadian Northern Railway tearing into Bimby Beach property caused considerable speculation as to some prospective purchasers, but the fears seem to have blown away, and in several sections of the Beach locality there have recently been numerous transfers. The change in the street railway service has not been felt as seriously as was anticipated. The stub line east from Scarborough Beach keeps nice and busy, and its patrons have become educated to the times when the car can likely be found.

Numerous transfers of Beach property have recently been made, and some owners maintain that the fact of the street cars not running into Munn Park and bringing all kinds of people to the district is a distinct help to property values. There is a dearth of vacant lots in the Beach locality, and the for sale sign is not particularly prominent.

Notwithstanding the fact that the holiday season is now in fairly good way, and that money is still very tight, some of the real estate men are finding lucrative business in disposing of vacant lots. They don't care to discuss them, however. For instance, A. Willis, Toronto-street, when asked about a couple of transactions said to involve many thousands of dollars, replied that he had no comment on them. He said he might be asked to sell a lot of land, and might do harm. F. B. Robins, thru one of his representatives, took a similar view. At H. H. Williams' office no information was obtainable beyond the fact that the firm has found it necessary to establish another office at 28 Victoria-street, several doors north of the main office. The new place has been fitted up with the evident expectation of a largely increased business.

The demand for cheaper houses is being recognized and the estate of Joseph W. Gibson, on the east side of Dufferin-street, north of St. Clair-avenue, has been purchased by a local syndicate, represented by F. B. Robins. The property paid was \$13,000 for 10 acres of land, and a large brick house. The property will be named Toronto Heights.

ONE OF THE CITY'S NEW CHURCHES.



The Splendid Edifice of the Avenue Road Presbyterian Church, which is now nearing completion.

and is deserving of the name, for it is supposed to be the highest point in Ontario. The land is to be divided into building lots, and no prohibitive restrictions will be put upon the builder.

There has been some activity lately in transfers of real estate at summer resorts outside of Toronto. Several sales in the Georgian Bay Island district are reported.

The Massey-Harris Co. has just bought a block of real estate east of their present property on King-street. Of the acquisition Stafford-street is on the east, King-street the north, Wellington-street the south. The corner store at King and Stafford-streets is not included in the purchase. There are 20 houses on the property, but they will not be demolished for some little time. The price paid was about \$10 to \$120 per foot on King-street and \$75 to \$85 on Stafford-street.

FREE LIBRARY FOR BLIND.

Institution at Markham Will Be Opened on Monday.

On Monday the Canadian Free Library for the Blind will be opened at Markham. It is the first of the kind in Ontario. It contains 195 volumes of the raised lettering legible to blind people. A reference library containing everything necessary for the course of study to obtain a university degree is a feature of the institution. The circulating branch has already 26 members.

F. B. Robinson, M.A., who is the librarian, is himself a blind graduate of Trinity College.

The government made a grant of \$200 for the library, but further funds are required. E. W. Hermon, Toronto, is the treasurer.

MANSON FOR LISKEARD.

Toronto Architect Preparing Plans For Finest House in New Ontario.

The largest and finest residence in the New Ontario silver fields district is being constructed for Barrister H. H. Hartman in New Liskeard. The plans of which were prepared by Architect H. Simpson of Toronto.

The house will cost over \$10,000. It will be built of brick and stone, with a slate roof and finished in hardwood throughout. In architectural design it is to be of the massive colonial type, two storeys and a half in height, and will contain twelve spacious rooms. The heating will be effected by a modern hot water system.

The exterior will display two large verandahs and a conservatory for potted flowers.

Mr. Harry Simpson is also preparing plans for a large 8-room brick public school at Port Arthur to cost approximately \$35,000. It will be steam heated.

PERMITS AT JUNCTION.

Since June 13 building permits aggregating \$30,000 in value have been granted by Building Commissioner Leigh of Toronto Junction.

These include: A two storey and attic solid brick house on Western-avenue, owned by W. J. Armstrong and valued at \$2800. Two detached solid brick houses at 12 and 14 Lansdowne-avenue, property of G. Denleigh & Son.

A \$2800 solid brick house at 124 Clara-street, owned by Annie Minto.

Additions to store at 62 and 64 Dundas-street, valued at \$1000.

Frame kitchen at 11 Main-street, property of Frank C. Collings, valued at \$200.

A \$2800 solid brick house at 74 Fairview-avenue, the property of Wm. Stuckey.

A \$2500 solid brick store and dwelling at 91 Hook-avenue.

A \$2800 detached solid brick house at 494 High Park-avenue.

A \$2500 detached solid brick house at 465 Quebec-avenue, owned by W. S. Stuart.

Two detached solid brick houses, valued at \$2000 each, at 94 and 96 May-street.

A \$700 brick addition to James Scott's store at 230 Dundas-street.

Changing His Office.

Architect Fred Herbert is moving his offices from the York Chambers building to the Eastmair & Lightbourn building, No. 55 East Adelaide. He will occupy the entire second floor.

The creditors of J. W. Milne, Fergus, are called to meet at the office of Richard Tew, Scott-street, on Tuesday next.

ADMIRAL ROAD EXTENDED OUT TO ST. GEORGE ST.

New Street One of Finest Residential Locations in City—Stringent Building Restrictions.

One of the most desirable residential situations in the northwestern part of the city has just been opened up by the extension of Admiral-road from Bernard-avenue to St. George-street, about 300 feet south of Dupont-street. This work has been done by H. E. Suydam, the well-known real estate dealer, who has moreover divided the property abutting on the new street into building lots of such size and under such building restrictions as will ensure the erection of detached houses only. During the summer the thoroughfare will be beautified by handsome walks and a substantial pavement will be laid. No poles of any description will be permitted on the street, and the telephone wires will be brought into the houses from the rear.

Mr. Suydam has already disposed of number of the lots, with frontages varying from 40 to 55 feet, and it is the intention of the purchasers to begin building at once. Plans have already been prepared for some of these residences, and to judge from these none but houses of a really superior class will be erected.

Another advantage possessed by these lots, which cannot fail to strike purchasers, is their depth. They vary from 120 to 185 feet, which will permit of keeping a fairly large garden. To those attracted by quiet and the charm of semi-rural surroundings, the neighborhood offers every inducement to purchase. It is the intention to make the street as beautiful as it can be by means of boulevards and fine houses of the middle class. Purchasers, moreover, will be protected by the restrictions, and anyone wishing to build for himself a charming home, and at the same time have the absolute assurance that everything on his street will be in keeping with his own property, should visit this district before selecting a site elsewhere.

Operations have already begun on the proposed alterations, which will necessitate an expenditure of \$15,000, and which will convert the old buildings as nearly as possible into modern institutions. It is calculated to install a steam heating system, by which all the buildings will be warmed from one centre. This will mean the addition of another boiler to the boiler-room.

The ventilation will be copied after the system employed in the new school, which provides for a constant influx of fresh air, and an exit of the foul by means of draft tubes communicating with the outside world.

The wooden floors in the basements will be torn out and replaced by concrete, and the basement walls will be lined inside and out with concrete to prevent the leaking in of moisture. Cottages Nos. 1 and 2 will be materially enlarged by annexes to the rear. The staircases will be transferred to the extensions, which will also admit of cloakrooms and separate lavatories for each dormitory. Bathrooms and showers will be provided in each of these extensions, and the cellars for the officials, communicating with their apartments on the ground-floors.

The present floors in the dormitories, the hall and reading-rooms will be torn out and replaced by hardwood; every staircase will be made of indestructible fireproof material and the ceiling in nearly all the halls, dormitories, reading-rooms and basements will be covered with artistic sheet metal.

BUSINESS BRIEFS.

Some Items of Interest to the Mercantile Men.

R. J. Spence, general storekeeper of Haliburton, has assigned to Richard Tew, Toronto, who will call a meeting of the creditors.

The weekly report issued by the department of trade and commerce, Ottawa, contains trade enquiries for ax handles, gold and silver leaf, eggs, oysters, steel pins, boards, picture frames and a host of other things.

Regarding the American underwriters, have been holding their annual meeting. In this connection it might be interesting to quote a Chicago despatch regarding the American Underwriters, which says:

Many fire underwriters regard the situation as serious, especially in view of the approach of June 30, when semi-annual statements must be made. Many of the companies that survived the San Francisco conflagration found themselves at the first of the year with narrow margins in the way of net surplus, in spite of great liberality on the part of the stockholders. For the first five months of 1907 the losses have been \$20,000,000 ahead of the normal experience for that period. Partly because of this, but also because of a general reduction in commercial activity and a lowering of the stocks of

FURNISHED HOUSE for \$2500.00

On Easy Payments

When we say that we give you a house for this amount we mean it.

THE HOUSE

is built only as we can build it with our unequalled facilities—a sheet metal plant of our own, a modern millwork plant of our own.

We Make Everything, Even to the Furnace.

THE FURNITURE.

Every room is papered, carpeted and furnished complete.

The Parlor has a complete Parlor Suite, with a new Scale Williams Piano.

The Dining-Room has a complete set in quarter-cut oak, and sideboard built-in.

The Kitchen has hot water tank connected with furnace in basement, as well as a work table under built-in-cupboard, with sink at one end.

The Bedrooms are furnished with solid brass and iron bedsteads and quarter-cut oak dressers and washstands.

The Bathroom has enamelled bath tub, commode, etc.

We are building and furnishing only 200 of these Houses this year, and a large number have already been arranged for.

It is only our facilities and equipment that enable us to give such an offer.

Call and inspect a sample Furnished House at 996 Gerrard St. East.

LOVE BROS.

LIMITED
1000 Gerrard St. E., Toronto

HENRY F. SWALM
Carpenter, Builder and Valuator
199 Sherbourne St., Toronto

bountiful repast at the Williams Cafe, Yonge-street.

The groom's present to the bride-maid was a beautiful pearl crescent. The happy couple departed on the midnight train for Cleveland, O., on their honeymoon.

The Pinchurst private hospital, Broadview and Langley-avenues, has assigned to Osler, Wade.

About Bros., general merchants of Whitby, Ont., who made an assignment a few days ago to Richard Tew, assignee of this city, for the benefit of creditors, have been given an extension for a few days in the hope that the financial affairs may be fixed up.

Politics is a combination of cash and hot air chemically uniting to make a man an office holder—Florida Times-Union.

Ma: "Baby cried for two hours this morning." Pa: "Why didn't you give 'em to him?"—Cleveland Leader.

CASTORIA

For Infants and Children.

The Kind You Have Always Bought

Bears the Signature of *Dr. J. C. Watson*

WESTERN CANADA "THE LAST WEST"

If an Investment yielding from 6% to 25%, with absolute security, would interest you, write us at once.

We can direct you how to invest your money in the rich, fertile and stock-growing lands of Western Canada—lands which we have ourselves picked on account of their splendid location. We have listed with us several hundred acres of the best selected and most fertile wheat-growing lands, which we are now offering to the investor and homeseeker at prices which, in a very short time, will double or treble. We can sell these lands on very easy terms if desired. In a very few years the great Canadian West will be closed as a speculative opportunity, and now is the time to act.

We are ready to advise you and have years of experience and actual life in the West to place at your service. We also have some very desirable lots in Winnipeg for sale cheap. Write or call and see us to-day.

Central Real Estate Co.

512 Traders Bank Bldg., Toronto

Phone M. 6052

FOR SALE.

Choice residence sites on east side of Yonge street, adjoining north city limits and Reservoir Park. Lots 50 feet or more, to suit purchasers, by 224 feet deep. Fruit trees on each lot, shade trees, etc. City water and drainage, etc.

Suitable building restrictions to ensure choice residence locality.

JACKES & JACKES,

28 Toronto Street, Toronto.