

of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (13-C).

ST. PATRICK, ISLAND & LACHINE CANAL.—A block of land with a frontage of 1,550 feet on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

ST. PAUL STREET.—A substantial stone warehouse, forming corner of a large 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

ST. PAUL STREET.—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (831-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street; well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

ST. PETER AND ST. SACRAMENT STS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

ST. SACRAMENT STREET.—That fine stone warehouse forming the corner of St. Peter street, lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

VALLEE STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

HOUSES

.. AND ..

Building Lots

FOR SALE

— AT —

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price. (368-B).

ABERDEEN AVENUE, westerly corner of Montrose street.—Stone and brick dwelling house detached; old English style; situated on lot having an area of about 28,511 square feet. The house is well laid out, having basement, concrete cellar, laundry,

lots on which they will build houses, at little more than cost, according to the purchaser's plans, and this will be done, if the company is satisfied with the purchaser, with the payment of only a small part of the purchase price down, sometimes without payment at all except by the installments, which begin when the home buyer takes possession of his property. In a few years he can take the deeds and give a mortgage to the vendor for the balance of the purchase price. Yet experts assert that this is only a first principle in the installment business as it is now carried on. It won't be long before non-forfeitable lots will be offered on installments. One real estate man whom the reporter saw is prepared not only to offer a building lot free of taxes but he expects to come out presently with a proposal which will read something like this:

"Buy a lot on our property. Pay nothing down for it. Pay only \$2 a week, say. You need pay no taxes at all. And five years hence, if you have kept up the payments and wish to surrender your property, we will give you back the purchase money, and will pay you a 10 per cent. premium on it in gold.

This offer, the man says, who proposes to make it in behalf of a suburban real estate corporation, will have the strongest financial backing to secure it, and it will pay. Other experts who were asked about it said that there is no reason why it should not. The installment paid home which carries with it an insurance policy securing the property to the purchaser's family in the event of his death is already a reality in Homewood, the estate of the City and Suburban Homes Company in Brooklyn, and it has imitators in private companies which, have not the semi-philanthropic character of that undertaking. This idea in installment land selling, moreover, is capable of indefinite extension, and it will undoubtedly be generally utilized and extended.

To the activity of lot canvassers is due in a great measure the success of the suburban land movement. Expected lot buyers are canvassed just as expected book buyers have been for years, and the companies seem to find employing them profitable. The president of one of the installment companies told the reporter that the number of lots sold per man by his canvassers had increased nearly 50 per cent. in the last year, and he was so much impressed by this fact that he called the canvassers together and asked their opinion of the cause. It

larger, store room and coal cellar. Ground floor has large square hall, drawing room, dining-room, kitchen, pantry and has dumb-waiter to upper flat. Second floor has 4 bedrooms, dressing room with shower bath, etc. Third floor, 4 bedrooms, trunk room, bath, etc. The house is wired for electric light, and would make an ideal family residence. (55-C).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE.—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (134-B).

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

ARGYLE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE.—Handsome 2-storey stone front house, with 2-storey extension, cellar basement, containing laundry, w.c., Daisy furnace, has four rooms on ground floor; five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

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

CLANDEBOYE AVENUE.—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining-room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE.—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD.—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting