

LE ROYER STREET—A very desirable building lot for warehouse, etc., 84 feet by 60 feet. No waste ground. (79-B).

McGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 40,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B).

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (82-B).

NOTRE DAME STREET (East)—A large block of land with harbor frontage as well containing 22000 feet of land, with substantial building thereon. Owner anxious to sell. (241-3)

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-3).

NOTRE DAME STREET—Twelve building lots each 30 feet front in the best part of St. Henry. (611-3).

PAPINEAU AVENUE—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a).

PARTHENAIS STREET—Nine good building lots, near Ontario, each 88 feet front, 15 cents per foot. (112-B).

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (90-3).

RICHELIEU STREET—Thirty good building lots ranging from 20 feet to 80 feet front. Price 50 cents per foot. (611-3).

RICHMOND STREET, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

SPECULATIVE BUILDING.

However considered, speculative building is risky, not only for the principal operator, but more particularly for the sub-contractors. Some persons go as far as to characterize speculative building as a species of systematic thievery. So much of scandal attends speculative operations, that the characterization is sometimes richly deserved. The methods that are resorted to by which the sub-contractor and the material men are handicapped and cheated are too numerous to mention in detail. Reference to a few of the leading features however, will not be without interest to our subscribers.

While sometimes an operation begun in perfect good faith, but little wisdom, falls into a form of liquidation, similar to that which is employed by the tricksters in the building business, in the majority of cases the operation is begun with the deliberate intention to cheat and defraud as many people who can be drawn into it as is possible. Some of the firms engaged in building-loan operations and real estate operations in New York city are notorious as swindling operations. There are others, however, who are only a little less daring and audacious as swindlers, but who are less known to the public. Frequently a swindle is operated as follows:

There is purchased a vacant plot or old property for improvement. It is taken over at a grossly inflated valuation by some builder with a loan for its improvement, which is secured by a mortgage. The foreclosure of this mortgage at some stage in the operations when the builder has become involved in debt to sub-contractors, workmen and material men, is the broad plan upon which the various liabilities are wiped out. By this foreclosure, unless the creditors are able to step in and buy the property and afterwards sell it for as much as or more than they paid for it, all the security of the creditors except their personal recourse against the builder, is wiped out.

In an operation of this kind, the builder must, of course, be utterly irresponsible. Indeed, responsible builders do not go into such operations, because creditors would have recourse to them and they would be the losers. The course of dishonest building, however, has run so long in this city that there is now no lack of men who will answer the requirements of the case, even though they do it under fictitious names. The intended victims are wary, for most of them have had their fingers burned in former experiences; but competition in their own ranks, honeyed if non-committal replies from the mortgagees, and the strenuous desire to do business, lead them in the end to extend important credits, hoping always against their better judgment that in this case it will be all right.

The following description of operations of this kind from a man of many years' connection with the building business, will be of interest to our readers: "The material men are often the victims of their eagerness to do business. They are constantly changing salesmen in the belief that all that is necessary in a salesman is a hustler who will bring in the orders.

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Tratalgar Institute. Moderate price. (483-A).

SHERBROOKE, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (135-B).

ST. ANTOINE, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A).

ST. CATHERINE STREET, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep with a brick house on Matthew St. no waste ground, just the right size for a shop, lane in rear (307-A).

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (460-8).

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Chomedey street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (285-a).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (83-3).