

About the Buying of Tuxedo Park Lots

Suppose we exchange a few thoughts on this live subject.

The sale of Tuxedo Park lots is now well under way and commands attention from all parts of the country. Interest in the property is being shown in the most unmistakable, practical shape. Many are buying lots. Many others are making inquiries. The investment spirit is aroused. The disposition to investigate is abroad. Everything promises well for a successful, gratifying selling campaign. And the reason is not far to seek.

Bear in mind that the inducement to buy is a good deal stronger than the obligation to sell.

"Tuxedo Park" has been held intact for several years. The city has now grown up to, around and beyond it. It is now being offered with the Calgary realty market in most buoyant state. Values climb daily. There is no determining their limit in a city growing so tremendously and yet only on the outset of its career. Real estate transactions from day to day show profits almost incredible, and to be accounted for only on the theory of boundless expansion in all that constitutes a great metropolis. Sir Wilfrid Laurier foresees a Calgary of 250,000 within a few years.

So that if there should appear any "urgency" aspect to Tuxedo Park proposition, must it not be looked for rather on the side of the public than of the owners of the property? The Company are willing to sell. The people are eager to buy.

The "Tuxedo Park" situation is this, in brief: Values are increasing, and will continue to increase—the owners if they don't sell, to the buyers if they do.

And this value increase is not problematical or just possible—it is more than probable—it is absolutely certain.

Does anybody propose to argue that if Tuxedo Park is such a good and sure thing it would pay better to have and to hold than to sell? Well, the same argument could be advanced in the matter of any saleable commodity, in the promotion of any promising enterprise. But wouldn't this "have and hold" policy, if adopted universally, result in a woeful paralyzing of trade and stoppage of development and progress?

As a matter of fact, however, there is nothing at all unnatural or extraordinary in this inviting Tuxedo Park offering, presented on the basis of sure profit to the buyer, because the claim to profit-earning is true, valid, proven in the case of all Calgary realty of this class.

The careful investor will be guided mainly by three things: The experience of others, his own knowledge of the situation, and his estimate of the future.

We meet him readily on all these grounds, as involving "Tuxedo Park."

I.—Calgary realty in the past has made fortunes for men and women shrewd enough to take advantage of the chances offered. And hundreds of investors to-day have discovered that the money-making chances are just as available to them as to their predecessors. It's easy to figure it out before placing your money. When profits have ranged from 100 to 1,000 per cent., with the city merely on the threshold of a phenomenal career, they will scarcely suffer any drop with conditions of growth improved a hundredfold—which is the state of affairs in Calgary to-day, as compared with five years ago.

II.—The reader of this paper will easily recall all the startling facts and figures, presented from time to time, showing the progress of the place from a town of 4,000 in 1901 to a metropolis of 60,000; that its assessment is \$55,000,000 this year, and will be \$100,000,000 next year, while the rate of taxation is only 14 mills; that its clearing house record for 1910 was \$150,000,000, and will probably reach \$200,000,000 this year; that its building expenditure in 1910 was \$10,000,000, and will be \$15,000,000 this year; that it ranks No. 5 among the great cities of Canada in volume of business, and that it is spending this year \$4,000,000 on improved and extended public utilities, not including the railway, water mains and other extensions to "Tuxedo Park," which work is now in progress, and will be completed this summer; that railways have taken hold of Calgary as a centre. That this season will witness operation there of the three great transcontinental lines, the C.P.R., C.N.R. and G.T.R., and a score of radiating branches; that population is increasing thousands a month; that Sir Wilfrid Laurier foresees for Calgary a population of 250,000 within five years. With all this knowledge, no man thinking about Calgary realty in general, and Tuxedo Park in particular, as an investment will go astray.

III.—The investor's own judgment of what the future promises in the light of the present need not be appealed to. There can be only one judgment to form. The Calgary That is all the evidence of the Calgary That Will Be that any reasonable man will ask.

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Maps and Literature.

Call or Write.

Offices:

202 Kent Bldg.,
Toronto

Phone Main 6829



JAMIESON, OWENS & EDMONDS

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INVESTMENTS

Exclusive Selling Agents for "Tuxedo Park"

Lots Priced from
\$125.00 Up.

Terms — One-third or
one-quarter cash; bal-
ance arranged to suit
buyer.

**LOTS IN
LAWRENCE
PARK
(NORTH TORONTO)
\$20
Per Foot Upward**

This is the most attractive suburban district of Toronto. Only high-class residences can be erected according to restrictions. Beautiful boulevards, terraces, winding roads and graceful elevations. Go and see it. Office on the ground at Glen Grove Avenue.

**DOVERCOURT LAND,
Building & Savings Co., Limited**
24 Adelaide St. E. Tel. M. 7250.

COST \$50,000 TO REBUILD.

KINGSTON, May 8.—(Special.)—Perry Jones of Cleveland, representing the Underwriters' Association, and Hugh Calderwood, surveyor, of Toronto, are inspecting the steamer John S. Gifford, wrecked off Gullough Islands. They report that it will cost \$50,000 to rebuild the boat. The wreckage bill is over \$20,000 and the steamer is now in the hands of the underwriters, having been abandoned by her owners.

Almost a Ferry Service on Great Lakes

Between Owen Sound, "So," Port Arthur and Port William is maintained by the Canadian Pacific fleet of magnificent Clyde-built steamers sailing from Owen Sound daily except Friday and Sunday at 1:30 p.m. Connecting with the Great Lakes steamer line, running direct to wharf at Owen Sound. The steamers are the largest, fastest and most comfortable on the lakes, and the cost remarkably low, including meals and berth on steamers. Ask for handily illustrated 1911 Great Lakes folder. For reservations, tickets, etc., City Ticket Office, 16 East King-st. Phone Main 6580, or write T. L. Thompson, D.P.A., Toronto.

Cleaning Up Kingston.
KINGSTON, May 8.—(Special.)—This is "cleaning up" month in Kingston. Those who have not complied with the rules of the board of health to make sanitary improvements in their houses will be prosecuted.

A Veteran of the Cloth.
KINGSTON, May 8.—(Special.)—Rev. William Shortt, aged 81, a Methodist minister for 69 years, is dead. He was only ill three weeks. He had held charges in Oshawa, Brampton, Wilton, Centerville, Bath and Gananoque.

**AUCTION SALE
OF
120 Roxborough
Street East**

Pursuant to instructions from G. T. CLARKSON, there will be offered

For Sale by Public Auction

at the Auction Rooms of

C. M. Henderson & Co.,

87-89 King Street East, Toronto,

ON

Wednesday, May 10th, 1911

at twelve o'clock noon, the following: Lots Nos. 34 and 35, according to plan registered in the Registry Office for the Eastern Division of the City of Toronto as No. 233 "E." On the property is situated a large two and one-half storey brick dwelling house, known as No. 120 Roxborough Street East, on the north side, lately occupied by

W. R. TRAVERS.

TERMS: Ten per cent. at time of sale and the balance within three weeks thereafter, without interest. Further particulars and conditions of sale will be made known at the time of sale, or may be had on application to G. T. CLARKSON, Farmers' Bank Building, Bay and Adelaide Streets, BICKELL BUILDING, STRATHY & MACLELLAN, 9th Floor, Lumden Building, Vendor's Solicitors.

McClure Estate

Corner of Baffin and Bloom Avenue, three blocks from St. Clair. Very choice lots. High and dry. Are advancing every month. Buy at once.

Telephone College 679, or Apply 655 Spadina Avenue

North Toronto Bargain

\$5000.—One of the finest residences in North Toronto in the well situated of Glen Grove Park, 18 rooms hot and cold water, 100 ft. frontage, grounds decorated with ornamental trees, within 50 minutes of the corner of King and Yonge-streets. See this and appreciate its value. This property is a real bargain. Apply J. M. ANDERSON, Bedford Park P.O.

TOBACCO AND CIGARS.

ALIVE BOLLARD, Wholesale and Retail Tobacconist, 123 Yonge-street, Phone M. 632.

BUTCHERS.

THE ONTARIO MARKET, 422 Queen West, John Goebel, College 906. ed7

HELP WANTED.
WANTED—
Two Smart Boys for
Mailing Room
Apply Foreman, Mailing Room, World Office

HORSES AND CARRIAGES.

ONE of the handsomest ponies with his complete driving and riding outfit, in Toronto. Prince was born in Kentucky eight years ago, is in the pink of condition; outfit consists of made-to-order harness, cost \$40, good as new; beautiful canopy top carriage, with strictly high-class trappings. This outfit cost owner \$100 less than two years ago. Will accept \$185 for everything. F.O.B. Toronto, distance phone, or wire answered. College 378, or apply to apt. Bathurst-st. Wagon Works, 2833 Bathurst-st.

BUILDERS' MATERIAL.

LIME, CEMENT, ETC.—Crushed stone at curbs, yards, bins, or delivered; best quality, lowest prices, prompt service. The Contractors' Supply Co., Ltd., Tel. Main 633, M. 123, Park 214, Coll. 1273.

**Experienced
Real Estate
Man**

to take charge of Toronto office to be opened at an early date. Must be energetic and reliable and acquainted with conditions in Toronto.

Apply giving age, experience, salary wanted, etc., to

**BOX 9,
WORLD OFFICE**

NOTICE TO BRICK MANUFACTURERS

A property containing an immense body of both red and white brick clay for immediate sale, within three and one-half miles of the City Hall. For full particulars apply

English's, Limited
50 Victoria Street
Phone M. 3425-3426 ed7

HELP WANTED.

AUTOMOBILE EXPERTS earn \$20 to \$30 a week; great demand now; our practical course qualifies you to pass all examinations; full information free; write us; it means money to you. Buffalo Automobile School, 81 Edward-st., Buffalo, N.Y.

A SHIFTER, and a number of laborers, to work in brickyard, Scott & Gower, Meaford.

AN EXPERIENCED correspondence and follow-up letter man wanted immediately. Apply Canadian General Securities Corporation, 38 Scott-st.

A COUPLE of first-class conversationalists who want to earn \$100 per week. Give experience. Box 6, World.

MEN wishing passage to England or Scotland and return, apply F. F. Farnsworth, 1185 Queen West.

MEN wishing passage to England or Scotland and return, apply D. Dugan, 81 Bay-st.

PAINTERS wanted. Geo. H. Shackleton, 43 Collier-st.

SALESMAN wanted—Prominent firm desires services of first-class salesman. Must be an expert and you can earn big money. Apply to J. M. Anderson, 9th Floor, Lumden Building, Toronto.

TWENTY school boys, with bicycles, to deliver sporting buildings after school. 25 a week commission. Apply after school at 175 Adelaide West.

WANTED—High grade automobile salesman. The advertiser, one of the oldest and largest automobile makers in the States, will receive applications from high grade specialists or motor car salesmen for position as representative to cover Eastern Canada, with headquarters in Toronto. Box 34, World Office.

WANTED—At once, experienced electrician for general repair work in large factory; steady job; state age, experience, salary expected. Box 11, World.

WOMEN wanted to take orders in spare time. No experience necessary. Our lines especially used by mothers and girls. Apply Dept. A, British Canadian Industrial Company, 228 Albert-st., Ottawa.

WANTED—Business and sales manager; worth three thousand per year; business is manufacturing and selling proved electrical appliances. Must have six thousand cash or acceptable securities. Closest investigation invited. Box 1, World.

WANTED—Experienced advertising agent for large daily paper. Apply to J. M. Anderson, 9th Floor, Lumden Building, Toronto.

WANTED—Lace planer and stotter hands; accustomed to locomotive work. Apply to General Locomotive Company, Limited, Kingston, Ont. ed7

WANTED in every town and village, outside saleswomen to solicit orders from lady patrons for an article that is in daily demand in every home. Apply for particulars to Box 15, World.

WANTED—At once, good stenographer, for railroad office. Apply D.P. Agt. Office, 16 King.

AGENTS WANTED.

A STUDY of other agency propositions convinces us that none can equal ours. You will always regret it if you don't apply for particulars to Traverses' Dept., 23 Albert-st., Ottawa. ed7

TO SELL our rich Florida lands—Big commissions and easy terms. For full information, write R. Stark, 4 Reynolds-st., Toronto, Ont.

SITUATIONS WANTED.

BOOKKEEPER—Competent, all-round office man, desires immediate engagement; well recommended, energetic and willing to be useful any capacity; wages, \$12.00. Box 73, World.

FOR SALE—Large pulpwood tracts in New Ontario, Newfoundland and Quebec. Box 3, World.

FOR SALE—Veteran claims in New Ontario. Box 34, World.

AIR DRILL COMPRESSOR; also carbolic gas watchman's clock, billiard register, motor, water meter, boiling cop. per coil, etc. 55 Wellesley.

NEW and second-hand bicycles—Lowest prices in city. Bicycle Munson, 208 Yonge-st.

ARTICLES WANTED.

FREE SAMPLE—No Splash Water. Strainers are winners. Daily profit \$5 upward. Let us prove it. Send 2c. (mailing cost). Send Filter Co., New York.

NORTHERN ONTARIO veteran land grants, call A. N. Hett, King-st. East, Berlin, O. ed7

ONTARIO L. AND GRANTS, located and unlocated, purchased for cash, D. M. Robertson, Canada Life Building, Toronto.

VETERAN GRANTS wanted—Ontario or Dominion, located or unlocated, Mulholland & Co., McKinnon Bldg. ed7

WANTED—Veteran claims in New Ontario. Box 33, World.

WANTED—Hundred Ontario veteran lots. Kindly state price. Box 33, Brantford.

HERBALIST.

ALVER'S Tapeworm Cure, Alver's Nerve Tonic; Rheumatism, Liver and Kidney Cure, Cream Ointment cure piles, scema, ulcerated sores. 109 Bay-st., Toronto.

HOUSE MOVING and arranging done. J. Nelson, 116 Jarvis-st. ed7

FLORISTS.

NEAL—Headquarters for floral wreaths, 554 Queen East, Main 7738. Night and S. J. day phone, Main 6734.

BUSINESS CHANCES.

A LEADING Toronto firm desires the services of first-class sales manager—must have had experience handling agents and have good references. Replies confidential. Box 14, World.

COUNTRY STORE, Township of Arthur, with or without stock; barn, stable, shed, henhouse. C. H. Green, Barrister, Toronto.

DROVERS—Boarding house and clear store going at a bargain. Must be closed by June 1st. Doing an excellent business. 663 Wellington West.

FOR SALE—Metropolitan Hotel, King City; license and good will; immediate possession. Local option defeated. Apply C. Nurse, King P.O. ed7

PROMINENT real estate house has opening for experienced business man capable of superintending agents and who has a small amount of capital to invest to open up branch office in large city. Must have highest references. Replies treated as confidential. Box 15, World.

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FOR SALE—Pride-winning farm, 140 acres, 24 miles from Toronto, excellent state of cultivation, first-class buildings, school, church, postoffice and station convenient. Portion suitable for brick making. Balance choice garden soil. Will sell whole or part. Those Hartley Downview. Bell telephone connection with Weston.

FARM FOR SALE—West half of lot 12 in the 3rd concession of Vaughan, Apply John Longhouse, owner, 147 Wolsely St., Toronto.

PROPERTIES FOR SALE.

YONGE STREET, five miles from Toronto, 33 acres in bloc, with numerous buildings. Property has about two thousand feet frontage on Yonge-street, with a similar frontage on Bathurst, Waddington & Grunty, 88 King E.

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MURPHY, O'CONNOR, WALLACE & Macdonald, 35 Queen-st. East.

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 34 Victoria-st., Private funds to loan. Phone M. 214.

MASSAGE.

MASSAGE—Body, face, scalp, massage, ing, shampooing. Mme. May, 3 Bloor East, Phone North 923.

MASSAGE—Mrs. Mattie gives treatment 15 Bloor East, near Yonge. Phone. ed7

LIVE BIRDS.

HOPES BIRD STORE, 100 Queen-st. West, Main 1093. ed7

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INTERNATIONAL PATENT BUREAU, 307 Stair Building. Patents secured and sold throughout the world. Booklet free on request.

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A. R. DENISON & STEPHENSON, Architects, Star Building, Toronto, Phone Main 723.

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\$80,000 TO LEND—City, farms, building loans, mortgages purchased. Agents wanted. Commission paid. Reynolds, 7 Victoria, Toronto.

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HOTEL VEDONNE, Yonge and Wilton—Central; electric light, steam heat; rates moderate. J. C. Brady.

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BUSINESS CARDS, wedding announcements, dance, party, rally cards, office and business stationery. Adams, 401 Yonge.

OLD MANURE and manure for lawns and gardens. J. Nelson, 105 Jarvis-st. ed7

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