

hood of the proposed harbor improvements. Low price to prompt buyer (256-B).

NOTRE DAME STREET (East).—A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial buildings thereon. Owner anxious to sell. (241-3).

NOTRE DAME, CORNER BOURGET STREET.—A very desirable building lot in this progressive locality; 90 ft. front, 75 ft. deep; no waste ground; all available for buildings. Terms to suit. (33-C).

NOTRE DAME STREET.—Large block of land, corner Notre Dame and Delinelle streets, having an area of about 114,476 square feet. Has frontage on Grand Trunk Railway of 380 feet, well situated for manufacturing, building or storage purposes. (58-C).

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. (441-3).

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a mitoyen wall available. (297-B).

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B).

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 block of tenements. (12-B).

SHAW AND GAIN STREETS.—block of lots only 52 to 80 feet deep; very favorable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

SHERBROOKE STREET.—A very desirable corner lot on the east end of the street, 50 feet by 107 feet, near Logan's Park. Close to Amherst street cars. Reasonable price. (315-B).

SHERBROOKE, COR ST. ANDRE ST.—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

Brooklyn farms before the boom and got down to business in earnest then are making fortunes now, and the stream of their clients shows a steady increase all the time. Yet this is only the beginning, so real estate men say. Middle-class New Yorkers are waking up to their opportunities, but they have grown used to crowded town life and they like it, so in the matter of developing its suburbs New York is still behind smaller cities like Boston, Philadelphia, and a score or more in the West, and the full awakening is not yet.

"Why," said an enthusiast to the Sun reporter, "if the people of New York as a whole only knew what can be done with \$4,000 in the way of home buying, even by borrowing the \$4,000 or the greater part of it, there would not be a Brooklyn lot left in the market in a month hence and the other suburbs wouldn't be far behind. There isn't another place in the world where such chances are being offered as there are here just now. If Western real estate speculators had any idea of what is being done in the outlying parts of New York city they would buy up every lot there is in the market here: yes, sir, and stand to make money on the deal when folks here have their eyes opened.

If it has taken New Yorkers a long time to realize these opportunities, however, they are taking advantage of them now. In reality the chances are not of such long standing after all, for it is only in the last few years that the installment system of selling lots and houses in the suburbs has developed to any extent, and it is that system which has given to the majority of home buyers their chance to move out to the suburbs with advantage to themselves. Suburban land development and selling have been reduced to a science in the last few years. There are now more than a score of wealthy real estate corporations selling lots and houses in the suburbs, chiefly to wage-earners employed in the city, and practically all the sales they make are on the installment plan. Many of these companies employ canvassers, and the present boom in suburban real estate—for it is really a boom—is largely due to this and similar methods.

Real estate experts predict that the installment companies will absorb practically every purchaser of suburban lots in the next few years, and in that case the entire future of the city's suburbs is in their hands. At present they are prepared to sell lots alone, lots with houses on them,

ST. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 feet x 110 feet, will be sold for \$825 cash, to a prompt buyer. (200-B).

ST. CATHERINE STREET, Corner of Marlborough st.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

ST. CATHERINE, corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No waste ground, just the right size for a shop, lane in rear. (202-B).

ST. CATHERINE STREET.—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (585-B-3).

ST. CATHERINE STREET, corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CATHERINE STREET.—Between Amherst and Wolfe streets, cut stone front business property, cut into three stores, all well rented. This building stands on lot about 42 feet front by 118 feet deep, and yields a net revenue between seven and eight per cent.—(27-4)

ST. CHARLES STREET.—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre st. cars. (165-B).

ST. DENIS STREET.—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392b-B).

ST. JAMES STREET.—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at an extremely low price. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).

ST. JAMES STREET.—A good building lot, 56 ft. 6 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

ST. LAWRENCE STREET.—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. inquiries solicited. (297-B).

ST. LAWRENCE STREET.—A good revenue-producing property, consisting