

AQUEDUCT STREET—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (577-3).

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (43C-a).

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-8.)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

MONTREAL PHOTO. SUPPLY.

104

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MONTREAL.

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (753-3).

CHAMPLAIN STREET—Four solid brick cottages, and two tenement buildings containing six dwellings close to Ontario street car line. Lot 111 feet x 114 feet. Rear portion of lot could be built on. (S).

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (839-3)

COURSOL STREET—A block of solid brick tenements on stone foundation containing twelve dwellings, all in good order; easily rented; is a good investment property. Price \$14,000. (40-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

DELISLE STREET—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$8,000. (155-B.)

Notes.

The annual statement of vacant stores and houses seems rather more alarming than usual this year indicating over 3,000 vacancies, but taken at this season it is somewhat misleading as many of them are really rented, the tenants passing the Summer in the country, and a large portion of them will be taken in the early fall. However, after making the best of it there is still a large number of houses without permanent tenants. This is the case though in any large and growing city, and in one sense is a healthy sign indicating active building operations which can only exist under a certain demand.

Montreal has not yet found it necessary to adopt the disreputable tactics of certain New York builders who in order to sell their new apartment houses have been known to hire whole blocks of tenants to occupy them temporarily under written leases, only to move out as soon as the sale is effected.

Another Manhattan practice is to sell mortgages on properties largely over-valued, hiring worthless and professional bondsmen to sign the deed in order to shield the real borrower from future liabilities. This was done in other forms during the Toronto boom, by men who foresaw the collapse of that bubble.

The sale is reported of the large brick row of houses on St. Catherine street, opposite Emmanuel Church. The price, name and purpose of the purchaser has not yet transpired.

The deaths of three such well-known citizens as Owen McGarvey, Alex. Molson and J. B. Murphy, all within twelve hours, is a startling reminder of the frail tenure of human life. The older generation is fast disappearing; the new will need to exert itself to leave as good

DESRIVIERES AVENUE—Two brickencased tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4,000. (177-B).

DORCHESTER STREET—A semi-detached three-story stone front house, with good stable and coach house, on lot 37½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B).

DORCHESTER STREET—A modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457).

Doors, Sashes, Blinds, Mouldings, Turnings, Shaping and Joiners' Work.

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PLANING AND SAW MILLS.

400 WILLIAM STREET,

Bell Telephone 8428. Merchants Telephone 628.

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B.)

DUFFERIN STREET—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DUROCHER STREET—A first-class stone front tenement, heated by hot water furnace, in thorough repair. Will yield 7½ per cent. net on selling price. (583-3).

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5000. (28-B).

DUROCHER STREET—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7750. (777-3).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$5600. (243-a).

ESPLANADE AVENUE—A handsome stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6200. (111-B).