

MOUNT PLEASANT AVENUE.—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, commands the finest view on the island. (107-B).

MOUNTAIN AVENUE.—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).

OLIVIER AVENUE.—A modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22-C).

PROSPECT STREET.—Two new two-storey cottages; every convenience; close to Greene avenue; fine view, &c. Well built in every respect. Price, only \$4,250. (287-B).

PROSPECT AVENUE.—Three story dwelling, situated on lot about 22 feet front, has hot water heating, open plumbing, and both electric light and gas. This house is nearly new and is in good order, owner would exchange for suitable country property not too far from Montreal. (39-C).

ROSLYN AVENUE.—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—cemented basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).

ROSLYN AVENUE.—A semi-detached pressed brick and Ohio sandstone house, on lot 30 feet front by 111 feet deep. This house has all modern conveniences, hot water heating; concrete basement, plumbing new and open; main halls finished in oak; sidelight. Ground floor contains drawing room, dining room (oak sideboard), extension kitchen, mantels in drawing and dining rooms, upper floors four rooms. Particulars at this office. (41-C).

ROSLYN AVENUE.—A semi-detached pressed brick and stone house on lot 27 feet wide by 111 feet deep. The house consists of nine rooms and is modern in every respect; hot water heating; extension kitchen; concrete basement, open plumbing and first-class drainage system. Price \$7,500. (41-C).

ROSEMOUNT AVENUE.—Several choice villas well situated on best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE.—A substantial detached residence, fitted with all improvements, grounds have a frontage of 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, with an area of 30,894 feet. (178-B).

ROSEMOUNT AVENUE.—A handsome stone front residence; lately built and

buyers are more likely to lie than poor ones in such cases. Only 5 women in a 1,000, after they have sold a residence, will not try to carry off some of the fixtures in the house, or half the plants in the garden.—Only 3 men in a 1,000, when they are delinquent on a real estate loan, will not growl or swear when a savings bank compounds the interest on them. Every woman, without exception, will loudly declare that the officers of a savings bank are robbers when they do this. This is true of all ages past, and will be true of all ages to come. Woman's higher education will never—no, never—bring her down to subscribing to business rules.—Only 1 official in a savings bank out of a 1,000 can keep his temper when he is called a pirate or something worse for compounding on a delinquent loan, and that one is now at rest in his grave; he was too good for this world."—San Francisco Journal.

GOOD BUSINESS ADVICE.

The following, from a recent issue of Shoe and Leather Facts, is worthy of the widest publicity; and that is why it is here reproduced:

It is often the boast of proprietors that they know every detail of their business and allow nothing to be done without their personal attention, pointing with pride to the many details which they look after, and, possibly in the same breath, expressing regret that it leaves them so little time for other work, or that their nerves are fearfully sensitive. Men who have grown up from the factory into responsible positions are very apt to be of this type, for it is as hard to drop details with which they have been familiar as it is to remember that there are others who can look after them just as well—perhaps better—and leave their time for more important things. It is well to know the details, so as to be able to examine them occasionally, but to attempt to follow them continually, is not only a waste of time, but also prevents attention to features of more importance.

By giving the men in charge of the departments full control of them (of course, within reasonable limits), holding them responsible for the work of that department, and offering an inducement for proper management, the details will be looked after and the proprietor will have time to devote to subjects properly within his sphere.

The most successful managers are those who manage men, not things. By selecting the right heads of departments, encouraging them to do their best, by showing in a substantial man-

replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

SHERBROOKE STREET.—A well situated lot, just east of Westmount Park. 50 ft. x. 104½ feet deep; no waste depth. (337-B).

SHERBROOKE STREET.—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

SHERBROOKE STREET.—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

SHERBROOKE STREET.—A very handsome cut stone corner house, near Greene Avenue, 26 ft. front by 72 ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25 ft. x 125 ft., would be sold with house or separate. (380-B).

SHERBROOKE STREET.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (84).

ST. ANTOINE STREET, Cor. GREENE AVENUE.—Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).

ST. CATHERINE STREET.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

ST. CATHERINE STREET.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

ST. CATHERINE STREET.—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET.—A comfortable, well-built stone front cottage with extension kitchen, Daisy furnace, and all improvements five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (833-3).

ST. CATHERINE STREET.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

ST. CATHERINE STREET.—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

ST. LUKE STREET, Cor. WOOD AVE.—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-C).