stead of hundreds became millionaires. the whole community and thus are entitled to be acknowledged as public benefac-

Mrockion addition affords many evidences the figure of the first people imagines. It is an active locality was expected in a first people interest. It is an active locality was extate, lots there having gone up 35 to \$5 a 700t in a short time. Feod railway and street car accommadations, in the city grown, rapidly se one side of it and notion on the other side it cannot fall to be in price before the spring opens. It adjoins likinson Flough Factory, now in source of , which factory will employ over two hundred and arrangements are hundered.

or sites for three other larger functories. This largerly increase the look population can a larger before the first of being near a larger bidly growing city. On the lake sit, re, within ease of Toronto and having superior railwases is has every prospect of eccoming a prosper it has every prospect of eccoming a prosper time things tanked or as probabilities is a first of the things tanked or as probabilities to the change in the company of the change in the loops of the enterprising the company of the change in thing there is a feeling abroad that the cli are slow in perfecting their schemes for ovenents and leave their plans on "the long. The should wake up and "durr ng" if their local particles monouts to il desultoriness foreby-des no good to a place dramtages for development forento possesse.

MR. S. C. FINLAY.

Mr. S. C. Finlay of 296 Farley-avenue, an old and well-known citizen, wishes to give his experience with the Medical Institute for the Cure of Catarrh, Dyspepsia and Chronic Diseases, located at 198 King-street west.

Mr. Finlay had suffered for months, had sommitted three physicians, one of whom treated him for six months: he continued to grow worse, his appetite failed, had a cough, his liver was inactive and greatly enlarged, the pain in his right lung was hard to bear, the palpitation of his heart prevented him from making but slight exertion, he was generally run down in health and was obliged to give up work, and he had almost given up hope when he was actived to try the physicians of the Medical Institute for the cure of Catarrh, Drappesia and Chronic Diseases, located at 198 King-street west, which he did, and in two months was a well man and is so to-day, although it is nearly two years since. Mr. Finlay is a good, conscientious and homorableman, and will be giad to talk with anyone who my wish to call on him.

This institution besides treating Catarrh and Dyspepsia, treats all chronic and privated diseases, and this testimonial is only one of over any hundred testimonial which can be seen on application. No testimonial published wishout consent of patients. Office hours, 9 a.m. to 8 p.m., Sundays, 1 p.m., to 3 p.m. le Wishes to Give His Experience to t

WASHINGTON AND LUNG SURGEON OF TORONTO.



tate in the city and suburb

varying in magnitude in pro

ortion to the foresight, pluck

and financial resources of the

When the history of Toron

to's progress during the pre

ent decade is written the

Nor is this all, as in many

to's growth and prosperity only in its very inception.

There is just as much money

to be made to-day in central

there was ten years ago, and

that money will be made, BUT

Probably no estate firm in

the city have such facilities a

the undersigned for placing

first-class opportunities for in

vestment before clients, and

in every instance the clients'

Do you want central pro

perty? We can give you as

and close to Yonge-street.

which we will shortly place

money will be necessary to be

Do you want a residence?

If so "we are the people."

From the modest \$1000 me-

chanic's home to the million

aire's mansion we can fill the

The fact is if you have money

small interest and you would

like larger returns, there is

no better way than to invest

it in Toronto property, and

milk is often good.

every time.

immense selection.

interest with us is supreme.

NOT BY THE PESSIMISTS.

and suburban property

& CO.'S

PARTIAL LIST

DECIDED BARGAINS.

ames of many whom it would now be invidious to mention will appear as having, by the ludicious investment of a few hundreds at the right time and in the proper locality, become moderately wealthy, while those operators who invested thousands in-

ways that space forbids men- \$2700 CASH WILL SECURE SIX tioning these operators not are \$2000 under value. only benefited themselves but \$4000 -BERNARD-AVE. - SOLIL \$14,500 - JARVIS STREET - 1

The cynical may sneer at \$11.000 SOLID BRICK HOUS the latter statement. Well, let them. There are no madder men in the city to-day than the moderately well-to-do pes- \$12,000 -HURON STREET simists of ten years ago. While they then sneered others wiser in their generation grasped opportunities as they offered and to-day have their reward. \$1800 CLINTON-STREET, NEAR COL We now have much pleasure in providing the "stick-in-the

muds" with another opportunity for giving facial expression to their cyuical inclinations, \$5500 GAGE will secure pair solid brick viz., when we say that Toron-\$1000 CASH WILL SECURES SOLID th \$20,000, on the Carlon side of the colon. Seven rooms, town water, grate at rmantel, etc. Balance can remain on more. Big bargain.

OLLIS-AVE -PAIR OF BRICK FRONT seven rooms and bath and detached nine ome and bath, equity \$2500; exchange for od lots.

ERRARD ST. EAST PAIR OF BRICK F fronts, also pair of rough cast back additions well rented, equity \$1100; would extend for the part of the WE ADVERTISE NOTHING WITH prices quoted that is not away under value—we have probably a larger list of houses and vacant city property than any other three firms combined, and rek intending purchasers either for investment or otherwise to call.

K-MIMICO-AND UP TO \$10. \$8-NORTHLAND ROAD-50x150. \$10-LEE-AVE. - 50 x 125-EGLINGTON avenue; 180x180. \$12-ERSKINE-AVE, -100 x 135 -LANG \$13-ARMSTRONG-AVE. - WEST OF Do you want suburban pro- \$16-ERNEST-AVE, -150 x 125 - MAL-

ten acres south of Eglinton \$19-PERTH-AVE.—CORNER MAUD-100x125 to lane: Perth, opposite Maud, \$20 PERTH-AVE. - CORNER WALon the market at prices that \$21-JAMIESON AVE - NORTH OF will soon net purchasers 100 \$22.50-CAMPBILL A VENUE, ST.

perty? We are now surveying \$17-BARTLETT-AVE.-NEAR BLOOR-

per cent. advance. Not much \$25 -SPENCER AVE-ONE LOT ONLYpaid down and exceptionally \$28-MACDONELLAVE.-168 FEET.

easy terms. Remember it is the First purchasers that get the cream, though the skim profit in it within three years. FORT ROUILLE - WE CAN NOW assure our clients of good profits by investing in lots or blocks of lots at the prices we can quote; buy now and resp the value that will accrue when the King-street subway is completed.

\$30 - FORT ROUILLE, TYNDALL, Spencer, Iroquois, Missisauga, Huxley, Howland-avenue, Sorauren, corner Garden. \$35 DUNN, COR. LORNE - 105x135-Henderson, corner Clinton; Spring-hurst, 300 feet, bill and make the terms to suit \$38-DOWLING AVE., DOVERCOURT

lying idle or only drawing \$45-MARKHAM-52x139-CRAWFORD-\$50-WALMER-ROAD - SOUTH OF SPECIAL.—WE CAN GIVE TWO COMBINATIONS of lots, one of 150 feet and the other of 250 feet of Fort Rouille property south of the tracks. These are an average of \$4 per foot under to-day's values, and as an investment there is none better in Toronto to-day.

than by operating through & CO.

12 Adelaide-street east,

ARGE RESI. DENCE on Jarvis-street, No. 477. The lot is 104 feet frontage by 285 feet deep, facing Maitland - street. The house has 16 rooms, with all modern conveni-

ences; brick stable

thorough good re-

pair. Price \$25,

000. Terms reason

sheds in

able. Apply ELGIE & RICE, 16 King-st. East.

A Property of

DUBLIC HALLS and lodge rooms. Large building 40 x. 80, 4 stories, on one of the principal streets leading off Yonge south of Queen · street; income of about and can be increased. The price is \$36,000, and terms can be arranged. A good investment for any one. Apply

DARKDALE PRO-PERTY. We have a block of land of 350 feet for sale at a bargain on Springhurst, also 300 feet on Queenstreet, also five new very choice solid brick houses to be sold in block or individually. For full particulars call at

ELGIE & RICE.

16 King East.

the office of ELGIE & RICE. 16 King-st. East. Telephone 1305,

ST. CLAIR PARK—THIS PROPERTY is situated on west side
Spadina-road, about 400 yards west
of new Upper-Canada College, and
is nearer to corner of Yonge and College-streets than Doverscourt or
Parkdale. Spadina-road will short
by be opened from Davenport-road
to St. Clair-tvente. Lots on Suadinaroad \$11 to \$15 per foot. Walmerroad \$0 to \$11. Torrens title. Terms
\$30 cash, balance on easy terms. Recent sales 2500 feet. Agents wanted,
call for plans.

C. E. RYERSON,

\$ Torunto-street,

THORNE & CO., 3 COURT'ST. D ANFORTH-AVE, block - 16 acres—cuts up well; desirable. W OODBINE-AVE - 6 acres
— cheapest block now on
market, can be sold to not \$50,000
profit in next 2 years. DAVENPORT-HILL-nice block -very choice property. ST. GEORGE-ST., south of Bloor, the best central lot to be had 122x198—corner, Grand chance for

REAL ESTATE BROKERS,

Mail Building, Bay-street,



EASTERN BRANCH:

796 QUEEN-STREET BAST

Telephone 2096.

E. MACRAE. MANAGEP

OFFER THE FOLLOWING SELECTED LIST OF PROPERTIES:

Albany-avenue, 150 feet. Brunswick-avenue, 150 ft., corner lots Branswick weeke, 150 ft., corner lots
Bathurst street, 150 feet.
Beatty avenue, 100 ft., a bargain.
Bridgman-avenue, 66 feet.
Bloor street, 250 feet, 50 feet, 100 ft.
all corner lots.

Cowan-avenue, 300 feet.
College-street, 200 feet.
Delaware-avenue, 300 feet.
Dupont-street, 66 feet.
Euclid-avenue, 50 feet. Gowan-avenue (Chester), 500 feet.

Kendal-avenue, 200 feet.

Lowther-avenue, 100 feet.

Madison-avenue, 100 feet (this will be sold at a bargain.)

Millicent-street, several lots. Spadina avenue, 200 feet.

Walmer-road, corner, 100 feet, cheap

Queen-street west, Queen-street east, King-street east, (near Toronto), King-street west, Blocks in the Brockton Addition, Block in transpale (the cheapest in the market), Block on Egliston-avenue, a bargain.

Bloor-street—A very valuable block of vacant land for exchange.

Webb Estate, St. Clair Ave. and Spadina-road

Sales here for the last fortnight amount to 700 feet. There is no safer investment in the city. We are selling lots fronting on St. Clair at the very low price of \$23 a toot, erms to suit, and a cut in price given to purchasers of 300 feet.

TO BUILDERS AND OTHERS.

Two large blocks of lots in the Annex.

We have just had placed in our hands for sale a large and specially well built house in the northwest part of the city, will sell at a very low price for cash or will take part

0

St. Clair-ave.

Earlsecourt-ave.

Harvie-ave.

Boon-ave.

Ascot-ave.

Derby-ave. Total frontage. 12653 feet.

Sold to Oct. 1. 9443 feet

3192 teet. Still for sale.

A few choice lots left from \$6 per foot upwards.

Ontario Industrial Loan and Investment Co.

(Limited), 32 ARCADE.

HAVE for sale a block of twenty acres, situate close to Danforth Road, it is most admirably adapted for laying out for building sites; having road on every side, the situation is one of the pleasantest in the city and will assuredly realize double to a speculator. If I do not sell in block at once I will lay it out myself, so inyte applications without delay. J. McConnett, 78 McGill Street. 6246

\$20 PEH FOOT, Gerrard-street east, fine block of \$33 feet, cheapest fand on the street, offer good only for a few days. A. E. Geler & Co., 36 King street east, S. S. MUTTON & CO.'S LIST. KING ST. WEST, near Tyndale, corne 27 BLOOR STREET, corner Alhambra ave 35 CLINTON STREET, south of Bloor, 500 DOVEROURT ROAD, near Hepburne

20 WESTON ROAD and King Street, West 14 PRISCILLA AND HERISERT AVENUE ARTICLES FOR SALE.

FUR SALE - FULL BRED SPANGLED
Hamburgs; cannot be beaten; Apply Box
160, World.

FOR SALE - ST. BERNARD BITCH smooth haired, also pupples two months
old; very handsome; \$10 and \$15 each. Box
142, Walkerton, Ont.

W. L FORSTER-PUPIL OF MO Bougueronu, studio SI Eing-street Es pecialty portraiture.

The Best Location in any part of the city for Residences, and we purpose to make it the Finest Avenue in North Toronto. Farnham-Ave. is just on brow of Summer Hill, a short distance North of Toronto Street Ry. terminus at the North Toronto Station of C. P. Ry. The lots are 50x 165 and there are building restrictions so that nothing but first class residences can be erected. Terms reasonable. Full particulars can be had from ELGIE & RICE, REAL ESTATE BROKERS, 16 KING-ST. EAST.

SRARMSTONG

0 which are secularly a get given as alterna-口

MIIMICO

PROFESSIONAL MEN, CLERKS, SALESMEN, ARTISANS, ATTENTION ! Toronto has reached the point when many of its people of lim-

ited means must spend too large a proportion of their income in rent. They cannot afford houses in the central part of the city, and are each year being driven farther and farther away from their places of business, so that added to the burden of rent is the daily inconvenience and loss of time occasioned by the slothful street car. This has been the experience of every city, and along the lines of railway running from them are to be found villages, suburbs and villas.

BOSTON has its Charleston, Cambridge, East Cambridge,

Washington, Dorchester and Neponset. CHICAGO has its Pullman, Hyde Park, Englewood, Lakeview and Wood Lawn.

NEW YORK has scores of places too numerous to mention along the Hudson and on Staten Island.

And it will be observed that in every city sites contiguous to water are chosen. The charm of the water is felt by 90 out of every 100 people, consequently while inland suburbs languish these beautiful villages grow in importance. Toronto's experience will not be different. The shores of Lake Ontario, east and west, will in time be lined with beautiful villages and villa residences. In this respect

MIMICO OFFERS UNEQUALLED ATTRACTIONS

Easy of Access by Rail or Steamer; Cheap Fares; Rapid Transit. Compare the comfort of a commodious railway carriage taking you to your destination in 20 minutes with a comfortless and crowded street car requiring an hour to traverse quarter the distance. Think it over. Over 10,000 ft. already sold. Some Choice Lots left in the Mooney Estate; prices from \$6 to \$14. Torrens Title. For plans and full particulars, apply to

& KIBISHE 4 KING-STREET EAST. TELEPHONE 558.

there is no better medium

on street after Spadima good buildings large margin for profit; owner wants money to extend busi-