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A. WILLIAMS & CO. LIMITED.

Established 1885, REAL ESTATE AGENTS, 104 YATES STREET, VICTORIA, B. C PHONE 1386.

110-NICE 6 ROOMED COTTAGE-And outbuildings, with % acre fine land 16-SPLENDID 14 ROOMED HOUSE-In good order, close in .. FIRST CLASS HOTEL-Well located .. \$25,000 FINEST BUILDING SITE in the city,

Vining street ... HOUSE-Every modern convenience, stables, close in, \$6,300.

85-7 ROOMED HOUSE, first-class con-dition, 1 acre land, beautiful water front, \$4,000.

74-FINE 3 ROOMED MODERN RESI-DENCE, stable, best locality, \$7,500. Carles LAND, 7 roomed house, young orchard, nice location, \$5,500.
 FIVE ACRES-Excellent soil, cleared.

fenced, with two acres in potatoes, good cottage and stable, \$3,500, 63-TWO GOOD BUSINESS LOTS AND BUILDINGS, ½ cash, \$6,500, 32-LOTS-50 ft. x 120 ft., good soll, very pleasant location. from \$120 up. 7-155 ACRES-Improved, good cottage stabling, etc., fine location, \$7,000.

HEISTERMAN & CO. REAL ESTATE AND INSURANCE. 75 GOVERNMENT STREET.

1,400-Will buy a good cottage, with lot 50x150, close to car and school, and with-in 15 minutes' walk from the centre of form in 15 minutes' walk from the centre of town.
\$2,100-Buys a good two story house, close in, with sewerage and electric light, a good home.
\$2,750-Fine corner lot, on Cook street, best location, with good cottage.
\$5,250-Will buy full sized lot, with good elght room house and five room cottage, both have every convenience and will make a profitable investment for the buyer.
\$5,300-Will buy 2% acres, with beach frontage, on Shoal Bay, beautiful sheltered location, the pick of the whole heighborhood. Ask for particulars.
LOTS.

LOTS.

UPPER PANDORA-Good lots \$400. MILNE STREET-Close to Stanley, \$500 SEAVIEW-Fine corner, \$500. LABOUCHERE-Splendid Coct20 lot, fac-ing south, \$1,200. MONEY TO LOAN-On approved secur-ity, at lowest rates.

FIRE INSURANCE WRITTEN. H. H. JONES & CO., PROMIS BLOCK,

Phone 143. GOVERNMENT ST. FOR SALE

OR TO LET.

DESIRABLE MODERN HOUSE.

14 Rooms. Suitable for Private Dwelling,

High Class Rooming or Boarding House. Possession October 1st.

H. H. JONES & CO., PROMIS BLOCK.

Phone 143. GOVERNMENT ST. J. STUART YATES

22 BASTION STREET, VICTORIA

FOR SALE.

80 ACRES Sooke District, just inside Sooke harbor. FINE SEA FRONTAGE-At Esquimalt, about three acres, cheap. TWO LOTS-On Victoria harbor, with large wharf and sheds and 2 large ware-houses, in good condition, on easy terms, THREE LOTS-On Yates street, with 10 stores, bringing in good rentals.

TO RENT-Large wharf at foot of Yates siree, rent \$100 per month.

For further particulars apply to J. STJART VATES, 22 BASTION STREET, VICTORIA.

F. L. NEALE FORT STREET. PHONE 1384. SAN JUAN AVENUE-2 choice building lots, each\$65

....\$600 MONTEREY AVENUE-Nice 8 room house, with 2 acres of land, barn and good orchard. Price\$6,000 WILKERSON ROAD-5 acres, all clear-ed, small house and barn. Price ..\$3,600 ESQUIMALT ROAD-Pretty new cot-tage, 5 rooms and bath, modern in every respect, large lot, 60x140. Price.

...\$4.200

R. S. DAY AND **B. BOCCS** Established 1890. 42 FORT STREET. VICTORIA, B.C. 5 ROOM COTTAGF ON COOK STREET IN GOOD CONDITION PRICE \$1,200 ROYA RANTEE & T COMPARY L?? REAL ESTATE, FARM LANDS, TIM-BER LIMITS, BUSINESSES. COR. GOVERNMENT AND YATES STS. PHONE 1137. ADELPHI BUILDING. WATERFRONT ON PORTAGE INLET, SMALL NEW HOUSE. Just Finished. nd 1¼ Acres of Choice Wooded Land, Sloping Down to Waterfront, Also Having 300 Feet Frontage to Good Road and a Little Over 1 Mile From Car. , \$2,300. Terms, For Part, If Desired. F. C. NIVIN & CO. 103 GOVERNMENT ST. (Nex: to Imperial Bank). NEW ALBERNI. FOR SALE. 150 LOTS-Sure money makers, easy LOISTSURE money makers, casy terms; call and get particulars.
 CHICKEN RANCH-23 acres and 7 roomed house (new), 300 fowls, stock, furniture, etc., 8 miles from city, \$2,300; 1-3 cash, balance 1 and 2 years.
 7 ROOMED HOUSE-On two lots, stables, antibuildings at colors to come a property of the stock of th outbuildings, etc., close to cars, \$2,700 easy terms. ROOMED COTTAGE-In good repair, WOULD BE PLEASED to show you our.
 WOULD BE PLEASED to show you our.
 ist of SMALL ACREAGE AND FARMS AROUND VICTORIA. It contains a number of bargains.
 WE SOLICIT your patronage when list-ing your property. EMPIRE REALTY CO. Real Estate and Financial Brokers. 66 YATES ST. VICTORIA, B. C. CHATHAM STREET-COTTAGE, 5 COTTAGE-5 rooms. Very easy terms \$950 COTTAGE-4 rooms. Easy terms. ... 900 DENMAN STREET-LOTS. Terms. Each.. \$275 OFFICE OPEN EVERY EVENING ? TO 9 O'CLOCK. GILSON & CO. REAL ESTATE AND CONFIDENTIAL AGENCY. P. O. BOX 455. 72 DOUGLAS ST. COTTAGE, 5 ROOMS-Niagara street, bath, sewer, hot and cold water, elec-tric light, large lot, with fruit trees. Price\$2.250 COTTAGE, 5 ROOMS-Henry street.\$2,000 ACREAGE IN VICTORIA WEST. Per ..\$900 COTTAGE AND 5 LOTS-With stable good garden. Price 5-ACRE FRUIT RANCH-3 miles out, modern 7 room house. A snap. EASY TERMS can be arranged on all these and many more. BRITISH COLUMBIA LAND & INVESTMENT AGENCY, LIMITED. 40 GOVERNMENT STREET.

\$20 ACRES-Pender Island, plenty of good land, large water frontage, \$5 per acre. i ROOMED COTTAGE-In Eser End, with stable and fruit trees, large lot. Price only \$1,350. LOT-James Bay, 1 block from sea, good location, \$750. 11 ACRES-9 miles from Victoria, on good road, 6 roomed cottage, about 4 acres oultvated. would make a chicken ranch. Price \$2,650. ROOMED HOUSE AND 1 LOT-On Quebec street, James Bay, modern every respect, cheap at \$2,000. LARGE MODERN DWELLING AND 2 LOTS-James Bay, double frontage, \$4,500.

GOOD 6 ROOMED :: STORY HOUSE-On Second stree', modern, large lot, front and back entranye, \$2,600; a bargain,