

REAL ESTATE THE BEST INVESTMENT IN CANADA

COMING WEEK WILL SEE
NEW REAL ESTATE RECORDS

Activity and Buoyancy Still Prevailing Note and Indications point to Increased Demand for Local Realty in Near Future — Outside and Unprejudiced Opinion Continue Flattering to St. John.

While the real estate offices reported a fair sale of lots in the various subdivisions on the market yesterday, no transactions of importance were announced. Brokers and operators say that there is a considerable

amount of good business under negotiation, and that the coming week will probably see the closing of some important transactions. Outside interest in St. John realty continues to increase, and the great activity which has pervaded the market for some weeks past is likely to continue, as many prospective buyers interested in suburban lots, have indicated an intention to take up building sites when the snow passes and conditions are more favorable to the inspection of subdivisions.

Selling Fast.

Armstrong & Bruce report that the number of sales of the Tisdale lots yesterday was larger than any day since this subdivision was put on the market. So far three sites for stores have been sold in the Tisdale property, and the purchasers who are local people will, it is announced, begin the construction of stores as soon as spring opens. Armstrong & Bruce have arranged for the construction of four dwelling houses on reserve lots in this subdivision have indicated their intention to build this spring, in order to furnish homes for themselves, or provide accommodation for some of the people whom the Courtenay Bay works are bound to bring here.

Yesterday James Elliott, vice-president of Molson's Bank, S. H. Ewing, and Geo. W. Badgley, of Montreal, the parties who purchased the Courtenay Bay Heights, arrived in the city for the purpose of deciding on some of the improvements they are planning to carry out on their property. It is understood that they are considering the purchase of a number of other properties.

Mr. Elliott is very enthusiastic about the future of St. John, and believes realty here offers a good field for investment.

Liverpool of Canada.

In the current number of the Canadian Courier the editor, John E. Cooper, who recently visited St. John, and attended the immigration congress, writes appreciatively of St. John and its prospects, and predicts that within ten years this port will be the Liverpool of Canada.

H. A. Bruce, of Saskatoon, who left for Montreal and the west last evening, believes that in a short time there will be a decided movement of population from the west to the Maritime Provinces. "The back to New Brunswick for a week idea, was an inspiration at this particular juncture," he declared. "A large number of New Brunswick people who have gone west will come back during the week, and when they get here they will find the same kind of spirit that prevails in the west, and a good percentage of them will probably decide to stop

here, and share in the movement for the development of these parts." On the west side work has been started on the construction of a retaining wall to be in connection with the government's plans for new piers at Sand Point. The contractors for the new wharf are assembling material, and as soon as weather conditions improve the work of construction will be commenced.

Fred Barnhill has accepted the offer of the city to sell him two properties in Fairville, which he holds under lease, for the sum of \$4,100.

County Real Estate.

Sixteen transfer deeds were recorded during the last few days, as follows:

W. H. Blake to J. E. Boyce, \$1,900, property at Boar's Head.

R. H. Cushing to Geo. Maxwell, property at Lancaster.

Helen M. Dixon to Henry Dolan, property on Queen street.

Eastern Terminal Realty Co. to Mary E. Waters, property at Simonds.

Miss Sarah E. Fraser to E. A. Farren, property on Meadow street.

A. W. Golding to H. J. Short, property on Princess street.

Donaldson Hunt to C. E. Colwell, property at Simonds.

R. G. Magee to W. G. Abell, \$83, property at Lancaster.

Mary McDade to Miss M. McDade, property at Simonds.

J. D. McLaren to A. C. Ritchie, property at Lancaster.

R. G. Murray to Samuel Levine, \$2,000, property on Pond street.

N. B. R. E. L. and T. Co. to Eastern Trust Co., property on Broad street.

H. C. Schofield et al to St. John Board of Trade Building Co., Ltd., property on Prince William street.

Executors of O. H. Warwick to Minnie, wife of W. F. Linton, property at Simonds.

S. D. Wilson to C. E. O'Reilly, property at Lancaster.

Three options have been recorded. These are W. H. Blake to J. M. Han-

nah, \$1,200, to purchase property at Boar's Head; J. F. Boyce to F. P. Purdy, \$2,500, to purchase property at Boar's Head; Frank McDermott et al to R. J. Armstrong, \$15,000 to purchase property at Beaver Lake.

New York, March 15.—There was another outburst of bullish enthusiasm in the local stock market today which carried many securities to a new high level for the present movement. The demonstration in the first hour was unusually impressive by reason of the extraordinary activity, something like 200,000 shares changing hands.

Operations embraced far more than the usual number of issues and reflected greater breadth and more genuine demand. Extensive profit taking followed the initial rise, with another period of comparative dullness, but offerings must have been well taken judging from the slight impression upon quoted values.

The advance was again noteworthy for the strength shown by a number of minor specialties, but leading stocks also held consistently strong, especially the coppers. In the railway group there was a further demand for the Eries, which sent the common stock up to within a fraction of last year's high figure.

The activity of these issues was attended by rumors of purchase for control by the Hill interests. These rumors have served on previous occasions, and were no more confirmable today than before. Gould stocks also made a good showing, the rise being based upon the generally accepted idea that the lines of that system are again becoming factors in the Western and Southwestern fields. Other low priced railway shares were in far request, but the impelling motive back of some was obviously of "pool" origin. Among the standard railway stocks, Illinois Central was conspicuous for extreme weakness which created little surprise in view of the recent unfavorable statements of earnings.

In the last hour the market was again subjected to considerable selling no small part of which originated with the short interest, who became emboldened at the coal trade conditions here and abroad. The probable abolition of the commerce court, whose rulings have recently favored the transportation companies rather than the shippers, called attention to legislative conditions at the national capital.

Final dealings reflected a mixture of short sellings and further profit taking. Dealings were light, with alternate fractional gains and losses, but net results favored the bull account in the main, even though gains in some of the leaders were completely wiped out. The dealings aggregating 732,000 shares were the largest with few exceptions in some weeks. Americans were among the strong features of the London market, with a very decided rise in Canadian Pacific, which was followed up here.

Much concern is being expressed in London, however, at the spectacular operations in shares of the tin and other metal companies. In fact, tin shares slumped abruptly in that market later in the day, when rumors of financial embarrassment to some traders were current.

Local funds are threatened with another loss of cash this week, albeit the drain promises to be small. A further loan expansion is not improbable, together with another decrease of reserves. Advice from Nebraska, Colorado and Kansas tell of a tie-up of railroad traffic because of the severity of the weather in those states.

Bonds were firmer, with especially large dealings in the Erie issues. Total sales, par value, amounted to \$3,611,000.

United States 2's coupon advanced 1-4 per cent., and the Panama 3's coupons declined 1-8 on call.

Mrs. Eleanor Cochrane.

The death took place at 5:40 o'clock yesterday afternoon of Mrs. Eleanor Cochrane, wife of Thomas R. Cochrane, 117 Adelaide street. The deceased was in the 64th year of her age and had been ill for over a year. Besides leaving a husband to mourn, there are six daughters, and four sons. The daughters are Mrs. J. J. Koshinsky, of Grove, Vt., Margaret, Susie, Ida, and Ella at home; the sons are John C. W. George, W. Smith and Clarence.

STREET RAILWAY TO CROSS BRIDGE

The immediate effect of this Announcement is to transform the Speculative value of property on the West Side into Intrinsic or Real Value.

The West Side has also the advantage over the East Side of several years development in Terminal Facilities.

Lots on Courtenay Bay are, in view of the proposed improvements, cheap at prices now being asked, but lots on the West Side, in view of the work actually done, that being done and that in contemplation, are Immensely Cheaper.

ON MONDAY, NEXT

We Will Offer FOR SALE Lots and Blocks in
MARTELLO SUB-DIVISION

Lancaster Heights

Beautifully Situated Close In with Street Railway Approach on two Sides

This Sub-Division is situated about half way between the C. P. R. Round-house and Yards (having 40 tracks), where many men requiring homes are now employed, and the new Simms factory.

PRICES LOW

TERMS EASY

LAURISTON COMPANY, LIMITED

Rooms 17-19 Pugsley Building

Plans May Also Be Seen and Information Obtained at Office of the St. John Milling Co., West Side, and J. W. V. Lawlor, 47 Canterbury Street

A STRONG, SUSTAINED TONE OF OPTIMISM

St. John People Awake and Alert to the Money-Making Possibilities of Investing in Their Own City

Tisdale Place A Revelation!

The Last Two Weeks a Positive Value-Test

revealing the well-founded belief of St. John's own people in the future of their town. The fallacy of an old saying that "far away hills appear greatest," has also been revealed. Citizens have had it proven to them that veritably a gold mine of real estate exists in their own midst and that a familiar spot possesses all the strategic advantages essential to constant increase in price.

Does Any Realty Proposition in Canada Look as Good to You Today as This? ---:

Marsh Road Factories
Grand Trunk Terminals
Canadian Northern Terminals
Valley Railway Terminals
Immense Shipping

Tisdale

Place

The Centre of
Activity!

Courtenay Bay Docks, etc.
The Great Dry Dock
Ship Repair Plant
Street Railway On All Sides
A New Wing of the City

BECOME AN OWNER IN TISDALE PLACE BEFORE THE PRICES JUMP

GOOD ONLY \$250 UPWARDS FOR A FEW DAYS

One-Fifth Cash, Balance in Four Half-Yearly Payments

ARMSTRONG & BRUCE, 86 Prince Wm. St.

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and 746

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REAL ESTATE

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Phone, M. 1963. St. John, N. B.

Courtenay Bay Heights

The demand for lots in this ideal property is simply great, the public know a good place when they see it.

Thousands of Dollars Will
Be Expended

by the proprietors making streets, etc., as soon as frost is out of the ground.

All Prices Will Be Increased, and Every Buyer
Will Make Big Money.

LOOK AT OUR PRICES AND TERMS

PRICES:	TERMS:	Every lot ready to build on. 10 lots for price of 9. 5% discount for spot cash. Money back in thirty days if dissatisfied.
\$150.	\$15.00 Cash and up.	
\$175.		
\$200.	\$3.15 Monthly and up.	
\$250.		
AND UP.	Pays For It.	

O. A. BURNHAM, 96 Prince Wm. St.

G. W. BADGLEY, 124 St. Peter St., Montreal

Western Assurance Co.

INCORPORATED 1851

Assets, \$3,213,438.28

R. W. W. FRANK - Branch Manager

ST. JOHN, N. B.

FIRE, MOTOR CAR AND MOTOR BOAT

INSURANCE

JARVIS & WHITTAKER, General Agents, 74 Prince Wm. St.