

ST. ANTOINE STREET—Some choice building lots, 25 feet front and 90 feet to 100 feet deep near Greene Avenue. Terms $\frac{1}{4}$ cash, balance in ten years. (10-B).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

ST. CATHERINE STREET, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-B).

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Comedy street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-B).

ST. DENIS STREET, facing St. Louis Square—Nine choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 80 cents per foot.

and simple and a knave besides. For one who wishes to secure a competence for old age, nothing can take the place of long time investments in safe securities at compound interest ... *Mutual Investor.*

REAL AND IMAGINARY OFFERS.

There is a time to buy and a time to sell real estate. The time to sell was from five to eight years ago; the time to buy is—now. Every man who wants to sell property nowadays quotes high prices that he says he was once offered. Because he was once offered a high price, the seller is reluctant to offer his property at present rates. He measures the value of his land only by the price he once foolishly refused, forgetting that values are only comparative, and that, as far as the purchasing power of money in real estate is concerned, he can do just as much with \$20,000 in real estate to-day as he could have done with \$25,000 five to seven years ago. If he can get a fair price to-day for his property, he can choose other investments at low figures. It is difficult to induce sellers to agree to part with their property at present values, and for less than they were once offered. The whole case hinges, however, on the question whether the offers a few years ago were *bona fide* or not. If an owner is asked by some curbstone broker, with his office in his hat, if he will take a certain high price for his land, the owner pretends to believe that such inquiry was a *bona fide* cash offer, and subsequently asserts that it was. Great harm is done by irresponsible, pretended agents talking of high prices and making offers although they have no buyers. They create false impressions in owners' minds which have, in many cases, worked against the latter's best interests.—*San Francisco Circular.*

DEAN FARRAR'S SUMMARY OF BROWNING'S MESSAGE.

If, then, I might venture to try to sum up in a sentence the main lessons of Robert Browning's life and poetry, it would be somewhat thus: Live out truly, nobly, bravely, wisely, happily, your human life, for you are a man, and not an angel; not as a sensual life, for you are a man and not a brute; not as a wicked life, for you are a man, and not a demon; not as a frivolous life, for you are a man, and not an insect. Live each day, the true life of a man to-day; not yesterday's life only, lest you should become a murmurer; not to-morrow's life only, lest you become a visionary; but the life of happy yesterdays and confident to-morrows—the life of to-day unwounded by the Parthian arrows of yesterday, and undarkened by the possible cloudland of to-morrow. Life is indeed a mystery; but it was God who gave it, in a world "wrapped round with sweet air, and bathed in sunshine, and abounding with knowledge;" and a ray of eternal light falls upon it even here, and that light shall wholly transfigure it beyond the grave.

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3 story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot $28\frac{1}{2}$ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3).

ST. PATRICK STREET, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

ST. JAMES STREET—Very desirable building lots for sale on easy terms, 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane $28\frac{1}{2}$ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

ST. PAUL—A good business site, $28\frac{1}{2}$ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (831-8).

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of

Grounds.

FOR SALE, - - \$9,000

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawn, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Mortreal.

J. CRADOCK SIMPSON & CO