

TUPPER STREET—Stone front cottage, blue rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A)

UNIVERSITY STREET—A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-B)

UNIVERSITY STREET—A stone-front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3)

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-37)

VERSAILLES STREET—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 28½ feet x 96 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-B)

VICTORIA SQUARE—Two stone front etc. with dwellings above, rented to good tenants; in very good order. (17-B)

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B)

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,500. (879-B)

Whether thou dost in heaven or earth appear,
Re where thou wilt, thou wilt not harbor here.*

* Barnala Baines.

What philosopher among all who have moralized and analyzed has discovered the sought-for stone? Amiel failed in the pursuit: "I am always waiting for the woman and the work which shall be capable of taking entire possession of my soul, and of becoming my end and aim." "A man's happiness," says Alphonse Karr, in an apothegm worthy of La Bruyère, "consists in that which he has not got, or that which he no longer has." The coveted bauble palls when it is finally ours, the "dove" escapes, and we all grow old. Absolute happiness lies when we enter our teens. Methinks the French poet Chénier has resolved the experience of most of us with reference to a certain phase of life as felicitously as any of those who have endured and felt:

Tout homme a ses douleurs. Mais aux yeux de ses frères

Chacun d'un front serein deguise ses misères,
Chacun ne plaint que soi. Chacun dans son ennui

Envie un autre humain qui se plaint comme lui.

Nul des autres mortels ne mesure les peines,
Qu'ils savent tous cacher comme il cache les siennes,

Et chacun, l'œil en pleurs, en son cœur douloureux

Se dit: Excepté moi, tout le monde est heureux.

Each man his sorrows hath: but, in his brother's eyes,

Each one with brow serene his troubles doth disguise.

Each of himself complains; each one, in weariness,

Envies a fellow-man who mourns in like distress.

None measureth the pains that all as well conceal

As he himself doth hide the griefs that he doth feel;

And each, with tearful eye, says in his sorrowing heart,

Excepting me, the world with happiness hath part.

Yet, I like to think, and cherish the thought, when the cloud reveals no silver lining, that however disappointing some phases of life may be, some experiences of human character, there are bright days and pleasant places ahead in the future, somewhere and sometime. Happiness is coy at the best, fickle in bestowing her favors; and we find her the more delightful, possibly, in that, like the sunshine, she comes and goes. We awaken some morning to find her present, and the next morning she has flown. "It sometimes seemeth that when we least think on her she is pleased to sport with us." So many she has to minister to that she has necessarily but a brief period to remain. Still I see her ever laughing with the children at play, and find her lingering where industry abides. Beside the humble board of the

Business Properties

And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ALBERT STREET—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot (611-3)

ANN & SHANNON STREETS—A fine piece of land having a frontage on Ann street of 121 ft and on Shannon st. 147 ft, with stable buildings in good condition. This property is offered at a very low price en bloc. Call for prices and particulars.

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (183-A)

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by C. Mariotti, Esq. Particulars at office. (96-B)

BEAVER HALL HILL AND LAGAU-CHETIERE STREET—The large centrally situated warehouse lately occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti, Esq., with small wooden building. Also a good cut stone front house on Lagau-chetiere Street, near Beaver Hall Hill, and the buildings known as the "Waverly House," all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

BLEURY STREET—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A)

BLEURY STREET—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A)

CEDAR AVENUE—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B)

CHURCH STREET—Two building lots, each 23 x 80 ft., well situated. Price \$1.00 per foot, on easy terms. (197-B)