

REAL ESTATE THE BEST INVESTMENT IN CANADA

INCREASED ACTIVITY IN REAL ESTATE MANIFESTED

Local Dealers Find Demand Growing and Outside Interest Points to Even Larger Sales in Future - One Man Returned from Toronto to Investigate Chances in St. John.

As a result of the publicity given by Montreal papers to the forward movement in St. John and New Brunswick generally, there has been a remarkable increase of interest on the part of outsiders in the real estate opportunities of St. John. While on his way home to Saskatoon, H. A. Bruce found that the financial men and real estate companies of Montreal and Toronto were so much interested in the local real estate offices and will leave for the west today, stopping at Montreal and Toronto and other cities where he believes he can dispose of a good deal of St. John real estate. "I was surprised at the interest shown in St. John by the real estate companies and financial men of Montreal and Toronto," said Mr. Bruce. "The articles dealing with St. John which have recently appeared in the Montreal papers have evidently opened the eyes of the financial men of the big cities to the fact that St. John is on the eve of great developments. After hearing what Montreal and Toronto men think of the prospects of St. John, I have no doubt that a great deal of outside capital will come into this city in the near future."

"Many financial men who are not ordinarily interested in real estate opportunities asked about the chances of securing lots of all descriptions in St. John and the suburbs. Some of them intimated that they would come down here in a short time to make a personal inspection of the situation. Several wanted information as to how St. John was supplied with office buildings, and I believe you will have outside men coming in here and putting up modern fireproof office buildings in a short time."

"There is no doubt in the world that real estate in St. John is one of the best investments in Canada. When you sell men in Montreal or Toronto the prices at which lots are obtainable here, they are surprised, for prices here are very low for a city with the population and prospects of St. John. There is no comparison with the prices in Saskatoon for instance, though Saskatoon has only about one-third the population of St. John and no such

prospects. If any enterprise involving the expenditure of a million dollars was undertaken in Saskatoon, the city would go crazy and spend tens of thousands publishing the fact abroad, but here in St. John you have one contract for an undertaking which will entail an expenditure of \$11,000,000 and your city council is not spending a cent to advertise the fact. "Western cities owe much of their progress to advertising, but none of them have the prospects of St. John. Many people here do not fully realize the city's advantages, but outsiders are beginning to take stock in its possibilities, and they will be investing a good deal of money here. Outside companies will be erecting residences and business buildings here before long and the general development which is bound to take place, will bring new industries here."

Mr. Bruce stated that he had purchased a number of the Tisdale lots and intended to erect a number of self-contained residences on his lots next year.

When spring opens St. John will undoubtedly be one of the busiest cities on the continent. In addition to the government works, which will be started at Courtenay Bay and the West Side, building operations will be carried on on a scale hitherto unheard of in this part of Canada. Work will be started on the new post-office, and the work of erecting the armory will be proceeded with. The construction of the Simms factory at Fairville will employ a large number of hands. The Ames-Holmes Company will put up a six storey building at the corner of Duke and Canterbury streets, which will be used as an office building and warehouse. The Petrie Manufacturing Company will erect a large structure of reinforced concrete. The Bank of British North America will put up a large building. In addition to these new constructions there are rumors that a number of other buildings will be erected this year. The McAvity Company, if granted a site at the Ballast wharf will proceed at once with the construction of a new plant there. The Maritime Navigation Company intends to expend about \$20,000 in enlarging their premises and putting in new machinery. The C. H. Peters Co. plan on building a large addition to their tannery. The Wilson Box Factory at Fairville will also extend their plant. The Canada Brush and Broom Company has entered into a contract with a Boston firm for the construction of a factory here, but it is said the factory will not be built till next year. The company has sent a large quantity of machinery here, and will, it is said, start operations this year in a rented building. It is signing contracts with a number of the T. S. Simms employees, who do not want to abandon their homes in the city and follow the Simms company to Lancaster.

The deed for the transfer of the Greenhead property to an English syndicate is being prepared by the recorder and as the conditions of the transfer of the property require that it

shall be utilized for the purpose of manufacturing cement it is expected that the work of constructing the cement plant will be started this summer. Max McCarty, who conducted the negotiations for the transfer of the property has received photographs of the machinery for manufacturing cement which the English company intend to install at Greenhead.

The Partington Pulp and Paper Co. is also expected to begin work in connection with the extensive additions which are to be made to their pulp and paper making plant.

All these developments will, it is expected, bring a considerable number of people into the community, and there is every indication that a large number of dwelling houses will be constructed during the summer. The announcement that a bridge will be built at the Reversing Falls which would allow a direct car service across the river caused a great increase of interest in West Side properties yesterday. The Lauriston Company, Ltd., which owns a considerable amount of property on the West Side, received one number of inquiries about their properties, and decided to subdivide those situated half way between the C. P. R. round house and yards and place the lots on the market. This subdivision offers attractions to men requiring homes in that vicinity and men who intend to work in the new Simms factory.

Allison and Thomas who are handling properties on the West Side, report that the announcement about the bridge stimulated interest in West Side properties and brought many inquiries for choice residential properties.

It was reported yesterday that a local real estate firm had purchased a block of about six acres in Carleton near the Old Fort and that it will be laid off in building lots and put on the market.

And St. John is not the only part of the province where a boom is in progress. Most of the local architects are busy on plans for new buildings which will be erected in various parts of the province during the summer.

Mr. Wilmot, superintendent of immigration, received a letter from a man in Kalamazoo yesterday, stating that he was coming to New Brunswick in the spring for the purpose of buying a farm and locating here and that a number of his friends were likely to follow his example. The man in Kalamazoo is keen in communication with Mr. Wilmot for some months past, and is so satisfied with the information supplied him, that he is selling his property and coming here to take up a farm.

In the last month Mr. Wilmot has received letters from four men in the East Indies stating that they had a thousand pounds or more apiece, and would come to New Brunswick and settle down if they could secure farms to their liking.

An English contractor arrived here the other day with a through ticket to Winnipeg. He stopped over and looked around, and was so impressed with the prospects in St. John that he decided to locate here.

Armstrong & Bruce, who have been handling the Tisdale properties, have been very busy during the last few days. Most of the choicer lots have been sold at good prices, and the demand still continues active.

James Ready has accepted the offer of the city council to sell the lots now under lease to him, at a price considerably higher than he wanted to pay a while ago. Mr. Ready has deposited a check for the purchase price with the chamberlain, and the common clerk is preparing a deed transferring the lots to Mr. Ready.

Joseph Bardsley has sold the property on the Bay Shore, known as the Ferns, and consisting of three acres, to J. W. V. Lawlor. The property fronts on the beach, with the railway tracks in the rear. It is said the price was \$500 an acre.

J. H. Poole has sold seven acres of land at Public Landing to city people.

It was reported yesterday that a Brussels street property had been turned over at a profit of \$1,100. Real estate men look for some spectacular advances in the prices of Brussels street property in the near future, as with the development of Courtenay Bay it will become one of the principal thoroughfares of the city.

G. W. Badgely, a Montreal real estate man, James Elliot, vice-president of Nolson's bank, and Mr. B. J. G. of Montreal, who were the purchasers of Courtenay Bay Heights, are expected to arrive in St. John tomorrow.

A belt line circling the area around Courtenay Bay, which is now laid out in sub-divisions, is said to be under consideration. The plans of the street railway company which have been announced were merely for spur lines from Kane's corner to Little River and to the Westmorland Road entrance to Fernhill. The plan which is now said to be in view is the extension of the line out the Red Lead Road to the Bluff, and thence across the Little River Valley to the Loch Lomond Road, and thence to the Old Westmorland Road joining the extension to the cemetery and completing the circle back to the city.

This would enable the company to give an excellent service and would open up a large territory for building purposes. No confirmation could be secured at the office of the company yesterday, but it was said that the department of railways has notified the company that permission will be given to erect the I. C. R. track at Haymarket Square.

CLOSING COTTON LETTER.

By Direct Private Wires to J. C. Mackintosh & Co.

New York, March 14.—In response to firm cables and predictions of further gains over the belt within 24 hours the cotton market opened firm at an advance of 6 to 9 points, there after during the morning session the market was unsettled reflecting good support on the reactions. Between these two forces, price movements were narrow during the remainder of the session and there were frequent periods of dullness. Bull interests are talking higher prices, but appear to anticipate a possible reaction if reasonable weather should set in. Some very large spot interests, however, remain firm in the belief that a reduced acreage is virtually certain and that the first evidence of this will render present holders of the actual even firmer than at present. If the further rains predicted for the belt should materialize in volume it is doubtful prices could be held at the present level.

JUDSON & CO.

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. Roundhouse 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 New Freeman Publishing Co., Canterbury Street

If You Want to Buy or Sell REAL ESTATE
Communicate with
D. B. DONALD
Bank of Montreal Building
Phone, M. 1963. St. John, N. B.

THE HUB Tisdale Place

CENTRE OF ACTION

Every phase of development in East St. John will be but "Spokes" in the Wheel of Activity with Tisdale Place the very Hub.

**Marsh Road Factories
G. T. P. Terminals
The C. N. R. Terminals
Valley Railway Facilities
Street Railway Extension
The Immense Dry Dock
The Ship Repair Plant**

The location of Tisdale Place makes it share in every forward step roundabout. Original prices still being asked, prices that will be looked back upon as small indeed when next month's work commences.

DESIRABLE LOTS \$250 UP One-Fifth Cash Bal. 4 half-yearly payments

ARMSTRONG & BRUCE
86 Prince Wm. St.

FIRE, MOTOR CAR AND MOTOR BOAT INSURANCE

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

THOMAS BELL & CO., St. John, N.B.
Pugsley Building, 45 Princess St.
Lumber and General Brokers
Spruce, Hemlock, Birch, Southern Pine, Oak, Cypress, Spruce Piling and Creosoted Piling

BAY VIEW

Greatest Offer in History of Canada's Real Estate

BAY VIEW, that valuable sub-division, is situated at Courtenay Bay, just twenty minutes walk from King Square, is just across the street from site of \$5,000,000 Dry Dock. The handiest lots available to immense Breakwater to cost \$1,000,000 more.

The Ship Repair Plant is Right in This Vicinity.

All These Gigantic Public Works Will Be in Full Swing Before We Realize It.

The Street Cars Will Be Passing the Property This Spring.

We Offer You Now These Valuable Lots from \$150.00 Up.

Easiest Possible Payment: 10% Cash and Balance in 23 Equal Monthly Installments.

Can You, Can Anyone Calculate What These Lots Will Be Worth When the Initial Expenditure of \$12,000,000 Which Has Been Assured Has Been Made at Courtenay Bay.

Andrew Carnegie Says:

More money has been made in Real Estate than all industries combined.

Russell Sage

Made one hundred and forty million in real estate. He said it is the basis of all securities and ever growing in value.

Hetty Green

The richest woman in the world, says: "My advice to women is, invest in real estate."

THE BEST INVESTMENT ON EARTH IS EARTH ITSELF—TRY IT

EASTERN TERMINAL REALTY CO.

45 PRINCESS STREET

Phone 974
P. O. Box 39

D. F. PIDGEON, Manager

SUB-AGENTS: Lockhart & Ritchie, 114 Prince William Street, City. W. G. Jones, Moncton.

F. G. Rainnie, Sackville. Peter M. Shannon, Campbellton.

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