TO RENT

PROPERTIES FOR SALE

we have been quick to note one fact: The demand is for a better class of property. It was sure to come. At present prices there can be ro excuse for buying anything for one excuse for buying anything for one excuse for such desirable perty and terms can be arranged its factorily.

H. WILLIAMS

We would recommend builders to carefully consider the value and advantages of the following properties we have for sate:

\$16,000. Corner of Edward and University-streets, 48 feet on Edward-street and 90 feet on Centre-street. REAL ESTATE BUSINESS

54 Church-street. 320-BATTYE-ST. -48x183.

\$10-COXWELL-AVE-65x?

\$60-

-CHATHAM-ST:-60x140. \$30-HEWARD-AVE,-171/4x118.

H.H. WILLIAMS

54 Church-street. HEWISH & WALKER

ESTATE AGENTS, 32 Toronto - Street.

Detached Residence, Parkdale. new; modern design; lot 84x150; Price right for immediate sale.

Detached Residence, Carlton-St., convenient to Yonge-street; deep lot; special property for an M.D. Price right.

Detached Residence, Sherbourne-street; brick; lot 60x200. Price \$3000. Liberal terms.

We have a large list of houses at \$3000, \$4000 and \$5000, fairly central. We can arrange to sult purchasers.

HEWISH& WALKER.

\$150.000 private money to loan at 6 and 6 per cent., \$200,000 at 6,6% and 7 per cent. to Builders. We make a specialty of Bullders' loans and oan procure loans on any class of property quick and without any commission to the

Builders, if you want vacant land in any part of the city, Toronto Junction or Mimico, on builders' FINANCIAL BROKERS terms and a good loan, we can serve you better than any estate firm in

If you want to sell city property, town property, farm property, buy or sell stock of goods, let us have particulars; no charge unless sale effected.

DICKSON & PARSONS Ing are a few of our bargains:

\$25-ST. CLAIR. AVENUE, NEAR KEELE
\$25-Street, 200x150.

14 ADELAIDE-ST. EAST

Overlooking Rosedale, the City \$50 PER FOOT-BLOOR-STREET, EAST and cheapest lot on the street. and Lake Ontario.

Pure Air, Perfect Drainage and City and Spring Water.

Situation Unequalled for Beauty, Healthfulness and Comfort.

dences. Prices Moderate.

For Particulars Apply to

DICKSON & PARSONS

DWELLINGS WANTED IN EXCHANGE FOR building lots. A. E. Walker, 12 King-street 14 Adelaide-st. East.

In the Development FORTIER & SMALL 16 Victoria-street.

\$16,000. Corner of Agnes and University-streets,100x100 feet. There is money in this corner to any builders who will take hold of it. It is just the place for a large tenement house, something which is needed in Toronto.

\$4000. Elizabeth-st, 45x80. The cheapest property in the \$8500. Murray-st., 60x280. One of the most beautiful properties in Toronto.

perties in Toronto.
\$5000. Huron-street and Grange-avenue, 45x80.

Bathurst-street, N.W. corner of Herrick-street, 106x125.
\$110 per foot.

St. George-street, N.W. corner of Lowther-avenue, 200x195. \$130 per foot.

St. George-street, S.W. corner of Lowther-avenue, 114x167. \$110 per foot. A snap.

Simcoe-street, 30x130. \$130 per foot. University-street, 42x96, \$110 Yorkville-avenue, 67x170, sell on builders' terms. Elm-street, corner of Elizabeth-treet, 40x77. \$4500.

Mackenzle-avenue, Just south of P.R. track, 136x120. \$16 per ot. The cheapest block in the rockton addition. Bloor-street, N.E. corner of How and-avenue, 150x154. A good site for a block of stores. \$130 per foot. FORTIER & SMALI Estate Brokers. Money to Loan 16 Victoria-st. Tel. 1154. Henry C. Fortier. Sidney Small.

GEO. GURD & CO'S LIST West Toronto Junction Property Is in good demand by Builders. We have on the Kennedy Estate: WOODSIDE-AVENUE, BEAUTIFUL HOME sites, \$16 to \$20. EVELYN-CRESCENT, VILLA SITES, \$25 to HEWARD-AVENUE, EAST SIDE,

NNETTF-ST., \$20 to \$85.

OUISA-ST., \$20 to \$35. ESTERN-AVE., \$16 to \$25.

builders' terms.

YLENDENAN—NORTH OF ANNETTE—\$24—builders' terms.

Properties for Exchange

CAMPBELL & MOSSMAN 87 KING-STREET EAST REAL ESTATE

TELEPHONE 2327. Rents collected and insurances effected. We make a specialty of West Toronto Junction properties and have a large list of vacant and improved properties situated in that flourishing place which will yield large profits to purchaser flee outlook for spring operations is the brightest known in the history of the Junction: large actories are in course of erection and the C.P.R.; authorities are bound to have their new car shops in operation during the present year. The following are a few of our barvains:

\$23-\$25-LAKEVIEW-AVENUE. \$18-QUEBEC-AVENUE

\$20 CLENDENAN-AVENUE. \$25-CLENDENAN-AVENUE. \$23 - LOUISA-STREET, NEAR LANS-

A. E. OSLER & CO TORONTO HIGHLANDS Real Estate and Financial Brokers, So King-street east.

\$13 - HENRIETTA-STREET, W. T. J. terms \$25 cash on each lot, balance \$ DROPERTY IN ALL PARTS OF THE JUNCtion at rock-bottom prices.

16 PER FOOT—GERRARD-STREET
east, 200 feet, between Leslie-street \$30 -LOGAN-AVENUE, BELOW EAST ern-avenue, 100 feet, unencumbered EXCHANGE-VACANT PROPERTY IN EAST End and cash for good productive property.

EXCHANGE - PRODUCTIVE HOUSE PRoperty lightly encumbered, equity \$6500, \$4500-ISABELLA-STREET, SOLID low, terms easy.

Charming Sites for Private Residences Prices Moderate.

LINE Kailway

To loan at 0 and 055 per cent.

FOR EXCHANGE — NEW SOLID BRICK dwelling in west end; \$3100. Will pay some choice profess to loan at 0 and 055 per cent.

FOR EXCHANGE — NEW SOLID BRICK dwelling in west end; \$3100. Will pay some conference on Mailor loc.

FOR EXCHANGE — NEW SOLID BRICK dwelling in west end; \$3100. Will pay some of the purchase money to be spent in development of the purchase money with the purchase money w

WALTER H.

Real Estate Broker

9 1-2 ADELAIDE-STREET

Offer the following Special will sell on

Builders' Terms

OWLING-AVENUE, PARKDALE, LOTS ON east side, close to King-street, 150 feet deep; Housee will sell well on this street.

HARVARD-AVENUE, PARKDALE, NORTH

JAMESON-AVE, PARKDALE—EAST SII a very fine site for a residence, just nort king-street, 70x150, \$58.

KENSINGTON-AVE., ROSEDALE—NOR. side, close to Huntley-street, 50 feet, \$50.

DUEBEC - NORTH OF ANNET 19 524 MADISON-AVENUE, WEST SIDE, MIDWAY builders' terms.

OF ANNET 19 524 lots, \$70; this is a good bargain.

NOW IS THE TIME TO BUY. DON'T wait for the boom. It is coming.

C EORGE GURD & CO., ROOM 14, YORK Chambers, 7 Toronto-street, and 45 Dundassireet, West Toronto Junction, City Telpephone streets, 219 feet, \$100; will exchange whole or 705. Junction 5010. streets, 210 feet, \$100; will exchange whole part for rented house property, at a cash va

RINGHURST-AVE., PARKDALE - EAST

WEST LODGE - AVENUE, PARKDALE-150x140, ripe for building, \$25.

A NUMBER OF HOUSES TO EXCHANGE for good building lots.

WALTER H WILLIAMS, 91/4 ADELAIDE-

OFFER ON

Builders' Terms

100 ft. on Delawareavenue, near Dewson, 700 Acres Land, no incumbrance, to exchange; will lend

\$35. 50 feet on Albany-avenue, near Bloor, good central house.

Arthur-avenue, \$65. (part on Dundas-st.)
WestToronto Junction
on the route of the Belt
WestToronto Junction
on the route of the Belt
WestToronto Junction
on the route of the Belt
WestToronto Junction
will take two 160 acre farms,
well timbered, close to C.P.R. Line Railway. Price station, no incumbrance, exchange for good house.

100 feet Bridgman-avenue. Want offer, J. CURRY A. E. OSLER & CO., 36 KING-STREET can make easy terms.

Nickel Property. Can TELEPHONE 1806.

ESTATE AND MINING BROKERS, 20 Toronto-street handle only my own property. Call of particulars. John Poucher, 48 Arcade

& COMPANY

Real Estate Brokers. PEATY AVENUE, W.S., 100x146, \$55. BLOOR STREET, N.S., 98x100, \$100.

YARLAW-AVE., 30x130, \$30. YRAWFORD-ST., 50x127, \$46.

ADISON, EAST AND WEST S MANNING-AVE., 25x130; \$6 TAYNARD-AVE., 42x141; \$50

ONTAGUE-AVE., 45x120; \$45

9 sijes; \$45, \$50. PENCER-AVE., EAST S., 60x2

KERR & BREEZE, ESTATE BROKERS ing loans a specialty: offer cheap lots and house in all parts of the city and suburbs. HEAP FOR CASH—A PAIR OF DETACH
ed solid-brick houses in West End. Was
lown price. SGOOO BLM GROVE AVENUE—TWO detached stone-fronted houses; all conveniences. These houses are a bargain to anyone wishing to invest. \$5500 - EUCLID-AVENUE - SOLID brick: 9 rooms and bath; all conveniences. Kerr & Breeze.

\$8000 - HURON-STREET-12 ROOMS; but water heating; square hall; aundry and all conveniences. \$4000 JOHN-STREET—TWO SOLID brick; 50 feet frontage; a snap.
\$4200 KENSINGTON-AVENUE - 9 rooms; all convenience; solid WE HAVE SOME OF THE MOST DESIR-

will solve some to the market, which are suitable for mechanics' residences. We will sell the same on builders' terms and take second mortgage back for our equity.

AST END LOTS FOR SALE, CHEAP—Will sell on builders' terms.

WE WANT KENSINGTON-AVENUE LOTS, unencumbered, to exchange for South Parkdale property or for West Toronto Junction property. Parkdale property of for west forested property.

BLOOR-STREET LOTS FOR SALE, CHEAP — corner close to Bathurst-street.

DOVERCOURT-ROAD LOTS FOR SALE OR exchange. Will sell on builders' terms and take back second mortgage.

DUNDAS-STREET, WEST TORONTO JUNCtion—lots to exchange for house property. Kerr & Breeze.

Of Property

\$6000 -- Gloucester - street, house, beautiful home.

\$6500--Huron - street, near

\$4000 -- Henry - street, nice

\$3700--Sussex-avenue, S.B.,

\$2300--Sackville, near Carlton, S.B., great bargain.

\$5500--Cecil-street, S.B., 11

beautifully decorated.

on them.

We desire to say that, IN ADDITION TO THE FACTORIES NOW BUILT by four of the promoters, each of the other parties have entered nto an agreement with the company to build helr respective factories, and OVER \$45,000

Has been paid AS A GUARANTEE

RITAIN-ST.-\$8; F. J. SMITH & CO.

STORES

QUEEN-ST. WEST, NEAR SPADINA-AVE. Fine large stores with plate glass window sto., dwelling attached, rent low, good busine stand; #. J. Smith & Co.

PADINA-AVE—ONE OF THE BEST BUSI-ness stands on the avenue to rent at low ental; fine dwelling with all conveniences, brick ables, etc.; F. J. Smith & Co.

THE PROPERTY OF THE

(LIMITED) AT

NEW TORONTO

Take Immediate Advantage

Profitable Investment

Security Company

Mimico Real Estate

For the erection and operation of five of them and the sixth is more than half built. The factories must each be of not less than 184,000 cubic feet measurement and four or five of them are expected to be in running operation this year, MAKING A TOTAL OF 8 OR 9 FACTORIES IN OFERATION AT THE END OF 1891.

No other Toronto suburb ever had such a good record. Special arrangements are made with parties building dwellings or stores. A liberal allowance will also be made to purchasers of blocks. parties building dweilings or stores. A filteria allowance will also be made to purchasers of blocks.

To those seeking investments who have not examined the beautiful situation of this company's lands, and the unprecedented improvements and building operations, a visit is all that is needed to satisfy the most successful dealers in real estate of the solidity and prospects of this Town of Factories, and no delay should be made in making the visit so that you may be able to secure the choicest lots not already sold.

The corner stone of the first factory was laid on June 28, 1890. The progress of this company during the seven months since that date has been greater than that of any other Real Estate Company in or near Toronto, and there is every indication of greater success.

Plans and full particulars on application at Head Office of the Company, 38 Toronto-street. 3 S.B. Houses. Church-street, rented \$32 per month each; will take part exchange.

THOS. CLARK, Asst. Manager. Grenville P. Kleise

sell. As we do a strictly commission business our time and experience are spent in the interests of our clients.

KERR & KLEISER 4 King-street East

Telephone 558. PAIR SOLID BRICK HOUSES WELL rented; will exchange for larger house DETACHED SOLID BRICK HOUSE, EQUITY eleven hundred, will exchange for lots at

CLINTON-STREET—ONE HUNDRED AND eighty-nine feet at low figure on builders' SEE OUR LIST OF HOUSES RANGING IN MCARTHUR, SMITH & CO., VICTORIA

PROPERTIES FOR SALE. Houses INVESTMENT

FOR SALE BY McCuaig & Mainwaring

IS VICTORIA-ST., TORONTO,

147 St. James-street, Montreal.

ADELAIDE-STREET EAST.—Near Yonge-street a very valuable block of offices, lease-hold, about 40 years to run; offices are constantly well rented, and yield an annual rental of \$5000. This is a most desirable entral property and will pay handsome percentage. Call for particulars. (203.) QUEEN-STREET EAST.—A block compring a row of 7 brick-faced tenement house well rented, 110 feet frontage on Quee street. Would take exchange for equity \$11000. (30.)

RICHMOND-STREET.—A valuable site for factory or warehouse. For anyone desiring a perfectly safe and solid investment with perfect certainty of steady increase in value we can confidently recommend this. Only about \$1000 cash required down. There are small houses on lot rented, which will carry the property. There is twenty dollars per foot to-day in it at the price we are authorized to sell. Look this up soon. (396.)

VHARF PROPERTY.—A very valuable wharf property, 66x520 (all filled in), also water lot of 400 feet, rented to good tenant; situated near George-street. Price \$80,000. YONGE-STREET,—North of Queen-street a valuable block of stores and buildings with large lot leasehold with right of purchase for 19 years, yielding annual renta of \$6000. This is worthy of investigation by buyers, as owner would take some of his equity in other good property in exchange. For particulars call at office.

JORDAN-STREET.—A very valuable cor-ner property with buildings, forming the junction of two leading streets, right in the heart of the business centre, a property which from its central location cannot fail to become exceedingly valuable; yields handsome revenue. Would entertain some exchange in first-class unencumbered proexchange in first-class unencumber perty. Call for particulars. (786.)

QUEEN-STREET EAST.—A business bloconsisting of 8 brick-fronted stores, will brick foundations and plate glass front all modern improvements and well rente As land in this locality must steadily it crease it value this is a good investment property. Would exchange equity, which is \$13,000, for houses or land free from excumbrance. Call for particulars. (28.)

DUNDAS-STREET, West Toronto Junction.—A very valuable business block, consisting of 4 stores and offices. Buildings are of solid brick, thoroughly well built, are 3 stories high, steam heated, and are well and profitably rented. This is one of the best properties in the Junction, and will steadily increase in value. Some exchange in good improved or unimproved property would be taken in part payment of equity, which is \$30,000. Call for further particulars. (112.)

EASTERN-AVENUE —A block of tenement property, comprising 21 houses, always rented, and yielding an annual rental of \$1860. The lot, 200x200, is alone worth the price asked. Some exchange would be taken. Price \$22,000. (712.)

HOUSES FOR SALE

ALBANY-AVENUE.—Close to Bloor-street, a pair of solid brick semi-detached houses, thoroughly well built and destrable in location, comprising 10 rooms, marble wash basins, side entrance, etc. Price \$3500 each. Would sell on small payment down, or exchange equity for good vacant property unencumbered. Submit offers.

(48.)

LENDALE-AVE.—50x180, \$75.

LENDALE-AVE.—50x180, \$75. be erected.
For the information of those who hesitate to

COLLEGE-STREET.—Short distance west of McCaul-street, a very desirable corner house, solid brick, all in good order, con-taining 12 rooms, splendid location for Doctor or Dentist; will be sold on easy terms. Price, \$7000. Call for particulars. (725.)

SPADINA-ROAD.—A handsome new brick and stone-fronted house, detached with large lot, 67 x 127, comprising 16 rooms, marble basins, mantels and over-mantels, grates, hot water heating, thoroughly first-class in style and finish throughout. Charming residential street, on which values are rapidly rising. Price \$20,000, might entertain some exchange in Annex Property free of encumbrance. (668.)

SPADINA-ROAD.—A stylish new house of the most approved design, similar in con-struction and finish to the above, com-prising 13 rooms, with lot 4 x 127, would be sold on same terms. Price, \$12,500.

BORDEN-STREET.—A chance to own a comfortable home and stop paying rent. We have on this street, within a few minutes' distance from street cars, in the best residence locality, a number of thoroughly well built, conveniently planned solid brick detached and semi-detached houses, of superior design and finish, comprising 8 and 9 rooms, with all modern improvements furnace, etc., ranging in price from \$3350 to \$4850, which we can sell with small payment down and balance in monthly, quarterly or annual instalments. The best and easiest chance to own a beautiful home offered in the city to-day. Call for particulars. (576.)

VACANT CITYLOTS

ing site on this fine avenue, having a frontage of 60 feet by a depth of 120 feet. There is a cottage on the lot which rents for \$18 per month. The kand alone is worth the price at which we are instructed to sell the property. This is a snap for a builder. Call at once for particulars. (785.)

200 Feet West Toronto Junction, central, and 1000 good stock; exchange for house property.

Soo Feet, Coxwell-ave., \$8.50 per foot, a bargain.

We have also 500 ft. per foot, a bargain.

Soo Feet, Bloor-street, and West Toronto Junction West Toronto Junction

West Toronto Junction

Call at once for particulars. (785.)

BROCK-AVENUE.—A very valuable block of land, situated between Frankish and Middleton and Frankish-avenues, also frontages on Hampden, Middleton and Frankish-avenues, the whole comprising the most eligible building, sites in this portion of the regular spring list of properties and shall be pleased to receive full particulars of properties in part payment or sell on builders' terms. For price, etc., call at office. (844) (845.)

HURON-STREET .- North of Bloor and close to the elegant new Presbyterian clurch, a very beautiful building site, with frontage of 57 feet by 198, handsome residence on the adjoining lot. As this will be sold at close price and on easy terms, builders or party desiring, to secure a fine location should not fail to see this at once. (395.)

SPADINA-ROAD.—A very desirable building property with frontage of 150x170, would entertain exchange for house or property paying good rate of in-For terms, etc., call at our office. J. F. Thomson. Geo. Dunstan. SPADINA-ROAD.—A fine frontage of 100 by 127 in depth, located north of C.P.R. tracks, will be sold on reasonable terms and at low price. (306).

SPADINA-ROAD.—A fine corner lot, having a frontage of 128 feet by 100, desirable locality. (633.) McCUAIG & MAINWARING 18 Victoria-street, Toronto. 147 St. James'-st., Montreal.

PROPERTIES FOR SALE.

MAIL BUILDING, FORONTO.

CAMPBELL BLOCK, WEST TORONTO.

RIGHTON-PLACE, 51x120, TO LANE, \$122

BATHURST-ST.-50x185, \$1900. RLOOR-ST.-50x150, SEVERAL LOTS.

OAMPBELL-AVE-200x132, \$25 PER FOOT, \$5000.

ELAWARE-AVE.—67 FT. X 187, \$9100. UFFERIN-ST.—45 FT. X 190, \$900

DELAWARE-AVE.-86x125, \$920. UNN-AVE-105x120 - GOOD CORNER

DUFFERIN-ST.-40x170, \$800. ELLIOTT-ST.—45x106—\$85 PER, FOOT, \$1576

PENNING-ST.—82x80, WITH PAIR BRICK-fronted houses, \$4800.

TURON-ST. - 150x180 - SEVERAL LOT ING-ST. WEST-51 FEET. \$80,000.

MADISON-AVE. -- 50x126, \$8750. MAJOR-ST.—20x125, WITH BUILDING, \$8 MAJOR-ST.-15x100, \$2000.

M ADISON-AVE .- 50x196, \$10,500. OLIVE-ST.-250x90; \$60 per ft.: \$15,000. QUEEN-ST., COR. VICTORIA-55x100.

QUEEN-ST. E.—150 FT. EAST OF VICTORIA OUEEN-ST. W-32x100; BRICK STORES. DEGENT-ST.-Nos. 24, 26, 28, \$4500.

CMITH-ST.-180x187: SEVERAL LOTS. S MITH-ST., 50x137, \$1500.

CT. CLAIR-AVE., 132x166, \$5280 ST. CLAIR-AVE., 100x130, \$4000. SHERBOURNE-ST., 50x128, WITH PAIR houses, \$12,000.

SHERBOURNE-ST., 35x180, WITH HOU \$6000. CHAW-ST., 50x180, \$1500. HERBOURNE-ST., 3916x90, \$7800. CHT. HELEN'S AVE., 125x120, \$2250 WYTOODLAWN-AVE., 100 FEET, \$5000

X/ALMER-ROAD, 100x128, \$5500. VONGE-STREET, 60x126, \$50,000.

Thomson & Dunstan

Real Estate Brokers, Mail Building, Toronto; Tel. 1327 CAMPBELL BLOCK, WEST TORONTO JUNCTION

& CO.

Real Estate Brokers 15YONGE-ST. ARGADE

TORONTO

New Toronto, New Toronto,

New Toronto me snaps in this fast growng popular town. All our predictions about the welfare of Loan Companies, Capitalists and Men of Smaller Means are greatly interested in the growth of NEW TORONTO. Just think

FOUR LARGE Brick Factories Now in operation; another in

course of construction, and EIGHT - MORE

To Commence Building Operations

As soon as the spring opens now, as houses are in great EGLINTON-AVE -10 ACRES, WITH LARGE demand and badly needed and

> Will be needed to fill the demand for NEW TORONTO for the summer of 1891. Real Estate is not going down in Toronto or vicinity, but a steady

For further information, write or call at 15 Yonge-street Arcade.

BENSON Offers the following for exchange: VACANT SUBURBANT land and cash for well-rented houses.

A LSO FARMS AND OUT-side residence property with guaranteed loans. H. B. BENSON Real Estate and Mining Broker, 15 Victoria-st. Toronto.

A.J. Close & Co

LAND, FINANCIAL

- AND -MINING BROKERS 39 Adelaide-street East, Toronto Telephone No. 242 Offer special bargains in Da-venport-road and Lambton properties.

HIGGINS & CO.'S LIST. INDSAY-AVENUE—SEMI-DETACHED, SIX rooms, good lot, will take a lot in Mimico is exchange; \$1600.

PALMERSTON - AVENUE—BRICK FRONT, semi-detached, 6 rooms, bath, etc.; \$2000.

CECIL - STREET — SEMI-DETACHED, 16 rooms, in fine order, would exchange for house in Sherbourne or Javis-streets; \$600.

SPADINA-AVENUE—DETACHED, 9 ROOMS, would take some good land and cash, \$6200.

JEFFERSON-AVENUE—SEMI-DETACHED, 7 rooms; \$1200.

CARLTON-STREET — SEMI-DETACHED, 16 rooms; \$4200. CHURCH-STREET — SEMI - DETACHED, rooms, would take some vacant land and Cash, \$4500.

TUCLID-AVENUE—NORTH OF COLLEGE street, semi-detached, 9 rooms; \$3500.

R OBERT-STREET—DETACHED, 9 ROOMS, good lot, \$4500; will take some vacant.

M ADISON AVENUE—SEMI-DETACHED, 11 rooms, stone front, finished in hardwood, good lot; will take some vacant land; \$8500.

Gigantic Manufactories

Over Two Hundred

HOUSES rise is perceptible,

L. G. HARRIS & CO