

## DENNIS ESTATE

In issuing the second edition of the book containing the particulars of the Dennis Estate, we would draw attention to some of the advantages connected with the purchase of the parcels now offered for sale.

Parcel number one is under ground lease at a rental of \$1,700 per annum, and is a renewal of lease of the same premises at a previous rental of \$300 per annum, being an increase of \$1,400 in 21 years. The present lease bears date the 30th April, 1881, and the premises could now be leased for upwards of \$3,000, an increase within about six years of some \$1,300. The City of Toronto is growing rapidly, and a continuation of the present growth of increase will result in this property being rented at the termination of the present lease, or in about 14 years, for about \$9,000 per annum. The purchaser of this parcel, together with parcel number two, can by buying in the lease now held by Messrs. Aikenhead & Crombie, which is now offered for sale, obtain possession of a most valuable building site and one which if properly improved will yield a very good return upon a large sum of money.

Parcels numbers three, four and five, by increasing at the same ratio upon their present rentals, would give within four years a ground rent of upwards of \$6,000 per annum, and the purchase of these three parcels, together with parcel number six, will give a business site the capabilities of which can not be exceeded in the City of Toronto, having access to both King and Yonge Streets. An Arcade can be built with a passage way running at right angles to Yonge Street, then diagonally across parcel six, then out to King Street, which would be likely to be traversed by nearly every person passing between Yonge Street and King Street East, the site covering a large space of ground, but having a frontage on King Street of only 81 feet; no money need be spent in merely ornamental display, and many offices and stores can be put upon the premises without having to spend money in erecting lofty buildings, and yet if the future should warrant it the building could be increased in height. For a public hall or for lodge purposes the situation is unrivaled, convenient access can be had by the street cars from every part of the city, and the front offices alone would pay a large return upon the investment and leave the lodge rooms or halls in the rear at an almost nominal rent.

Many other advantages will no doubt present themselves to any person looking closely into the property with a view of purchasing.

ROAF & ROAF.

TORONTO, 5th August, 1887.