

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 18,745 square feet. (285-a)

ST. CATHERINE STREET. A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (835B-3).

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries (830B).

ST. CHARLES STREET — A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (165-B)

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B.)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1538 feet; will be sold at a moderate figure, owner must sell. (759-3)

ST. JAMES STREET—A 8-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

ST. JAMES STREET — La Banque du Peuple the magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBOISE STREET — This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing

AUCTION SALES OF REAL ESTATE.

There are apparently differences of opinion as to the proper manner of conducting sales of real estate by auction as compared with other commodities.

There is the auctioneer of leathern lungs and apoplectic countenance, all sound and fury who thinks it is a question of barnstorming. There is the gentleman with the fund of antique and childish jokes which he mistakes for wit.

There is the peripatetic and erratic sort whose chief desire is to get his audience as nervous as himself. This is supposed to be a display of business energy and capacity.

One of the best places for the study of the different methods is the great auction rooms of the Real Estate Exchange, New York, where at the hour of noon each day a number of auctioneers at one and the same time offer the various properties committed to their charge. The most impressive and successful salesman and the man to whom the largest transactions are accredited is Mr. Harnett, who without a gesture or a joke or unnecessary words simply asks his audience for its offers. The audience does not expect anything else from him but simple business statements—and while he is adjudicating valuable properties, the man across the room is shouting himself hoarse for an hour trying to sell a five hundred dollar lot. The vociferous and fantastical method may suit a sale of household furniture, a fruit, or farmstock, but it seems out of place in a real estate auction room where buyers have seriously considered the matter beforehand and are there to be guided by the competition and conditions of sale.

The main features of a successful auction sale of real estate, are 1st, a healthy active market without which no sales can be effected, secondly, to make the sale as absolutely unreserved as possible—and finally to avoid all false bidding and puffing—but present the property in its best aspects to all possible purchasers.

CONCERNING HOUSES CLOSED FOR THE SUMMER.

An expert advises that before houses are closed for the summer the traps of all closets and bowls should be well flushed with clear water. If glycerine or oil is poured down in all these places, including the washtubs and kitchen sink, this will prevent the evaporation of the water in the traps. Enough of a cheap grade of glycerine, which is heavy, should be used to fill the traps, an outlay of effort and money that may redound largely to the health of the family in the autumn. It is a mistake to close a house absolutely from all sunlight. Where no fabrics can be faded and where the

business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B)

ST. LAWRENCE STREET — Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

ST. PATRICK ISLAND AND LA-CHINE CANAL. — A block of land with a frontage of 1,550 ft. on the canal, 270 ft. on Island street and over 1,500 ft. on St. Patrick street. 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B)

ST. PAUL STREET—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (881-3)

WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET — The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office..

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 13 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in value.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.