

Houses for Sale,

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

Real Estate, Insurance,

and Investment Agents.

181 ST. JAMES ST.,

MONTREAL.

Kodaks { FOR SALE
TO RENT
& EXCHANGE

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

104 St. Francois Xavier St.

148 Peel Street.

Send for Catalogue and Bargain list

ARGYLE AVENUE.—A solid brick self-contained house and a tenement, containing two dwellings, in good order and well rented to good tenants. Will be sold at a low figure to a prompt buyer. (12-4).

BERRI STREET.—A good revenue-producing property, being a well-built stone front tenement, with six dwellings; all in good order and yielding a revenue of \$720 per annum, which could be increased. Price, only \$8,500. (18-4).

MEURY STREET.—Stone front building, two shops and dwelling above. Lot, 48½ ft. by 163 ft., just above St. Catherine st., well rented. (892-C3).

BEAVER HALL HILL.—A valuable property on this main thoroughfare to the west end. Sold at city valuation. (865-3).

BISHOP STREET.—A handsome stone front house, 29 feet front, near St. Catharine street; has all modern improvements, in perfect order. (837-3).

BURNSIDE PLACE.—A 2½ storey stone front house, near University street; contains 11 rooms! in good order; good central locality, near street cars and centre of town. Price only \$3,100. (22-4).

CADIEUX STREET.—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (885a-3).

CATHEDRAL STREET.—A block of two story solid brick tenements, on stone foundations, contains eight dwellings all well rented; a good investment property. (898c-3).

St. Denis Ward	24	54,830
St. Gabriel Ward	8	14,273
Hochelaga Ward	12	25,628
Westmount	16	91,296
	177	\$1,010,448

During the corresponding month of last year 189 transfers were recorded, amounting to \$901,759.

The real estate mortgage loans recorded during the month of April in the registration division of Montreal West, amount to \$88,616. Of this amount \$10,000 was placed at 4½ per cent.; \$7,000 at 4¾ per cent.; \$48,304 at 5 per cent.; \$15,912 at 6 per cent., and \$7,400 at a nominal rate.

The 4½ per cent. loan was in one amount of \$10,000, the 4¾ in one amount of \$7,000, and the 5 per cent. were in seven amounts of \$11,704, \$1,600, \$20,000, \$3,000, \$2,000, \$8,000 and \$2,000.

The lenders were:

Estate and trust funds	\$4,600
Insurance companies	30,000
Local institutions	11,512
Building and loan companies ..	13,400
Individuals	29,104
	\$88,616

In Montreal East the loans recorded amount to \$284,820. Of this amount \$150,000 was placed at 4½ per cent., \$65,500 at 4¾ per cent., \$22,850 at 5 per cent., \$13,250 at 5½ per cent., \$2,500 at 5¾ per cent., \$27,612 at 6 per cent., \$558 at 7 per cent., \$2,150 at 8 per cent., and \$400 at a nominal rate.

The 4½ per cent. loans were in two amounts of \$100,000 and \$50,000, the 4¾ per cent. in two amounts of \$53,000 and \$12,500, and the 5 per cent. were in nine amounts of \$1,000, \$2,000, \$1,500, \$4,500, \$3,000, \$2,500, \$850, \$3,500, and \$1,000.

The lenders were:

Estate and trust funds	\$20,650
Insurance companies	203,000
Local institutions	1,850
Building and loan companies ..	10,900
Individuals	48,420
	\$284,820

The stone front tenement house, No. 110 and 112 SEUTER STREET,

CATHEDRAL STREET.—A block of wooden buildings on lot 78 ft. x 79 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (28-C).

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 ft. front. (73-B).

CENTRE STREET.—A block of brick encased tenements in good order, rented to a good class of tenants, for \$900. Considered a low rental. Price, \$7,700. (892-E-3).

COMEDY STREET.—Stone front cottage, 10 rooms, hot water furnace, in good order. Price, only \$4,000. (839-3).

COURSOL STREET.—A cut stone front cottage of nine rooms, in first-class order. Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3).

COURSOL STREET.—A three-storey brick-encased tenement building, on stone foundation; in good order and well rented. A bargain for anyone wanting a small investment. (19-C).

CRESCENT STREET.—One of those red stone houses near Sherbrooke street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250-B).

CRESCENT STREET.—A handsome semi-detached stone front house, hot water furnace, all conveniences, plumbing and sanitary arrangements perfect; 11 rooms and unfinished attic; this house was built by the owner for his own occupation and nothing was spared to make it attractive and comfortable; we can recommend it to anyone wanting a good family house. (899-3).

CRAIG CORNER SHAW STREET.—A block of brick houses and corner shop. All well rented; would make a good investment property. (388-B).

DORCHESTER STREET.—A handsome stone front cottage, with all modern improvements; hot water furnace, &c. Newly renovated. Price only \$5,000. (307-B).

DORCHESTER STREET.—A 2½ storey house, situated on the corner of one of the best West End streets, near the "Windsor" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

DORCHESTER STREET.—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal or could be advantageously subdivided having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (22-C).