

REAL ESTATE RECORD

no. 43

Vol. I.

TORONTO, FEBRUARY, 1891.

No. 1.

THE Real Estate Record

IS PUBLISHED MONTHLY
AT
18 VICTORIA STREET, TORONTO.

McCUAIG & MAINWARING,
PROPRIETORS.

ADVERTISING RATES furnished on application
at this office.

SPEIGHT & VAN NOSTRAND,
DOMINION AND PROVINCIAL
LAND SURVEYORS
DRAUGHTSMEN, ETC.

Office—Room "J," First Floor,
Toronto Arcade.
YONGE STREET, - - TORONTO.
Telephone 1079.

INVESTMENT PROPERTIES

FOR SALE BY

McCUAIG & MAINWARING,
18 VICTORIA ST. TORONTO,
AND
147 ST. JAMES ST. MONTREAL.

ADELAIDE STREET EAST—Near Yonge street a very valuable block of offices, leasehold, about 40 years to run, offices are constantly well rented, and yield an annual rental of \$5,000. This is a most desirable central property, and will pay handsome percentage. Call for particulars. (203.)

BLOOR STREET WEST.—That fine block of land lying immediately south of the new Ossington avenue Fire Hall, and having a frontage on Bloor street of 100 feet, by a depth of 125 feet to a lane, without doubt the best site for a block of stores in that rapidly growing section. The very best of terms will be made with parties intending to build, and the price is right. Call for price and particulars. (16.)

BLOOR STREET, WEST.—Very fine corner lot, is a good location for block of stores, and would pay to hold as an investment. Call for price and terms. (16.)

Toronto's Great Future.

It is with justly pardonable pride that the citizens of the Queen City look upon the magnificent position which the City of Toronto now occupies as the first city of this great Dominion, taking front rank as it does, among the foremost cities of this vast continent.

THIRTY YEARS AGO AND NOW.

Who, thirty years ago, would have had the hardihood to venture the assertion that such great attainments were even possible, and yet to-day we behold them an indisputably accomplished fact. Steadily as the sunshine of prosperity and development has descended upon our fair Dominion, so as with sympathetic touch, has the growth, prosperity and wealth of this great city kept pace therewith, until with foundations laid broad and deep it has become the great Commercial and Manufacturing centre of the Dominion of Canada.

SPLENDID TRANSPORTATION FACILITIES.

The wise forethought which has secured the magnificent Railway and Transportation facilities which the City of Toronto enjoys to-day, has already made it the great distributing centre for the Dominion, and no stronger evidence of this could be produced than the fact, that the great American railway magnates and capitalists are keenly alive and constantly on the alert to take advantage of so profitable a field for the employment of Enterprise and Capital.

A GREAT MONETARY CENTRE.

Capital naturally seeks and centers in the great commercial cities, and so it is that money has continued to flow into the City of Toronto during the past years and will continue to do so with ever increasing volume during the years which are to come, finding safe and profitable employment.

Sir Baden Powell, in a speech recently delivered in England, strongly advised

BAY STREET.—A handsome brick and cut stone fronted warehouse, four stories and basement, leased for a term of years to first-class tenants. Buildings cover the whole lot which is 31x118, with lane in rear. A first-class investment, as property on this street is steadily advancing in value. Price \$35,000. (229).

CZAR STREET.—A block of 12 new solid brick houses, conveniently planned, all modern improvements, furnaces, close to Yonge Street cars. An AI investment. Good unencumbered farm or city property taken in exchange for equity, which is \$33,000. Call for particulars. (697).

DANFORTH AVENUE.—A magnificently situated block of land comprising about 11 acres, on the corner of Danforth Avenue and one of the leading streets, will subdivide splendidly into a frontage of 2,700 feet, and yield a very handsome profit. This property is offered *en bloc*. For full particulars call or write. (283).

W. M. R. GREGG,
ARCHITECT.
9 VICTORIA STREET, - TORONTO.

Telephone 2356.

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).

DANFORTH AVENUE.—Close to Broadview, a large block, 250x440, with solid brick house of 12 rooms. This property will cut up to good advantage and yield handsome profit. Price \$20,000. (443).

EASTERN AVENUE.—A block of tenement property, comprising 21 houses, always rented, and yielding an annual rental of \$1,860. The lot, 200x200, is alone worth the price asked. Some exchange would be taken. Price \$22,000. (712).

KING STREET EAST.—A business block comprising 4 stores and 3 dwelling houses, all well rented and yielding an annual revenue of \$1,403. Would take some property free from encumbrance in exchange. Price \$18,000. Mortgage \$8,000. (703).

BETTER THAN MONEY AT 50 PER CENT INTEREST WITH NO RISK OF LOSS.



PROPERTY

We have successfully Placed many large tracts of land on the market, making for those who were fortunate enough to invest through us large sums of money.

In placing before investors Both in Toronto and Montreal, the magnificent subdivision which we have named the Montreal Annex, a title most appropriately suggested by the great similarity of its location, to that of the Janes Annex property of Toronto, we do so feeling assured that never before has it been in our power to offer to the public a property combining in so great a degree every essential element necessary to the realization of large and speedy increase in values.

Situated just outside Of the densely built up portions of Montreal, with that splendid 80 foot wide street, Bleury Street or Park Avenue running up to it, and now extended and graded right through the centre of this beautiful property, it is not to be wondered at that it is attracting the attention of the shrewdest investors, both in Montreal and Toronto.

Ten minutes drive And 25 minutes walk from the corner of St. James and Bleury Streets, lands you on the property. The street cars on the St. Lawrence Main Street route and Mile End Station of the C. P. Railway afford facility for frequent, cheap and rapid transit to the centre of the City.

The City of Montreal Is densely built up within an extremely limited area and upon very high priced land, its residential centres are vastly overcrowded, whole blocks of even the better class of houses being occupied by two or more families, each having separate flats, no pretty lawns with flowers in front, and but a spec of yard room in rear, no breathing spaces, no fresh air for the children, unhealthy, overcrowded districts.

This state of affairs Which has prevailed in the past is undergoing a rapid change, and the demand is now for more space, freedom from dust, smoke, overcrowding and the general unsanitary state of things hitherto prevailing,

The Great City of Montreal Must beyond question rapidly absorb within her boundaries every available and desirable locality within reach, for the homes of her already large and rapidly increasing population.

And we claim Without fear of contradiction, that the Montreal Annex property, from its elevated and commanding situation, its nearness to and magnificent view of Mount Royal Park (the grandest natural park on the continent), its close proximity and ease of access to the heart of the City, is beyond all question the cheapest, most desirable and handsomest residential property to be had in the City of Montreal.

It cannot fail, But is bound to increase in value at such a rapid rate as will astonish even the most skeptical. Men expert in values of real estate, who have upon our invitation visited this property, say without hesitation that its location is unsurpassed, and that those fortunate enough to purchase at present prices cannot fail to realize handsome profits, and have backed their opinion and ours by making large purchases.

Now therefore we say to you If you want to make some money, this is an opportunity worthy of your immediate consideration. Present low prices cannot prevail for any length of time, so as all delays are dangerous, you should see us at once by so doing you have the opportunity to participate in the advance in prices.

We will give You every opportunity to investigate it thoroughly, bring you in contact with those who have studied it for themselves, quote accurate figures for prices which are being realized for property within only a short distance from this, which will astonish you, and at the same time prove the correctness of our estimate for the future of this property,

If you have \$300, \$500, \$1,000, \$2,000 or upwards, which you desire to invest in a security (which unlike that of stocks) is tangible, absolutely safe, always under your own control, we can show you where a small sum of money invested now will ensure you large profits within a short space of time.

We invite you to call And see us. Look into and investigate this property thoroughly. We will supply you with plans and all information (and it will not cost you anything). If we do not convince you there is money in it you are not bound to invest. At the same time we ask you to bear in mind that the information given you (without cost) may result in making thousands of dollars for you.

Remember Real Estate is the basis of all Security.

McCuaig & Mainwaring

18 VICTORIA STREET, TORONTO.

147 ST. JAMES STREET, MONTREAL.

JORDAN STREET.—A very valuable corner 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 property. Call for particulars. (786).

QUEEN STREET EAST.—Corner of Parliament, a fine corner lot with four stores and blacksmith shop. This is a good investment and will be sold on reasonable terms. (796).

QUEEN STREET EAST.—A business block consisting of 8 brick fronted stores, with brick foundations and plate glass fronts, all modern improvements and well rented. As land in this locality must steadily increase in value this is a good investment property. Would exchange equity, which is \$18,000, for houses or land free from encumbrance. Call for particulars. (29).

QUEEN STREET EAST.—North-west corner of Bolton Street, a fine business block, containing stores and Bank of Commerce on Queen street, and stores and Public Library on Bolton. This is a first-class investment property, yielding a large annual rental. Will be pleased to furnish investors with full particulars on application. (653).

J. COOPER,

MAKER AND IMPORTER OF

- SHIRTS -

COLLARS, CUFFS, Etc.

MENS' FINE FURNISHINGS.

18 Leader Lane, Toronto.

Order the "INDEX" SHIRT.

QUEEN STREET EAST.—A block comprising a row of 7 brick faced tenement houses, well rented, 110 feet frontage on Queen street. Would take exchange for equity of \$11,000. (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 \$1,000 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).

WHARF 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 \$30,000. (230).

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 rental of \$6,000. 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. (540).

QUEEN STREET EAST.—Near Victoria Street, a valuable leasehold property, consisting of two stores, with right of purchase of freehold, until 1898. Stores are well rented, and the property being so central is bound to become valuable. Price \$7,000. (31).

English capitalists to invest in Canadian securities, the solidity of which have been proved time and again in past years, and more than ever established in public favor by their firmness of tone and very slight fluctuations during the recent panic. One of our leading financial authorities, the manager of one of the largest Monetary Institutions in the Dominion, gives it as his opinion that we will have cheaper money next year than we have ever had before in Canada, as owing to the recent financial panic in Great Britain immense sums are being withdrawn from investment; this, together with the fact that the accumulating profits which amount to nearly ten million dollars a month are not being re-invested, must inevitably cause the accumulation of an immense amount of capital, and that as soon as confidence has been restored there will be a rush for investment and money will be put out at very low rates. This will be simply financial history repeating itself, for exactly similar results have always followed after every financial panic.

COMMERCIAL AND MANUFACTURING CENTRE.

As the great commercial and manufacturing centre of the Dominion of Canada, Toronto is surely and rapidly gathering within her ample folds all the great Commercial and Manufacturing Interests and Industries, and Monetary institutions, and splendid as the achievements of the past have been in this respect, it is the opinion of shrewd and far-seeing men, that the next ten years will witness a period of development and progress vastly in excess and completely eclipsing all previous records.

EDUCATION, ART, SCIENCE.

And not only has Toronto grown commercially to be a great city, but is now acknowledged to be the great centre of Learning, Art and Science for the whole Dominion. With her great University, numerous splendid Colleges, Schools of Medicine, Art, and Science, her grand Public School system, which stands unsurpassed on this continent, the many private schools and Colleges of the highest order of merit, the City of Toronto holds a position, unexcelled by any other city in the Dominion, and herein do we find another element of our City's present and future greatness, progress, and stability, for the many and great advantages thus offered has attracted and are annually attracting from all parts of the

YORK STREET.—A very valuable lot, having a frontage on York street, of 100 feet by 90, on which is erected 8 stores. This leasehold with right of purchase any time within ten years, will be sold on reasonable price and terms, the locality is central, and the increase in value of the land alone will insure a handsome profit. Call for price and terms. (237).

YORK STREET.—Valuable leasehold property, comprising three brick stores, well rented, right to purchase for a term of years, first class location, and will be sold to pay good rate of interest. (757)

HOUSES FOR SALE

BY

MCCUAIG & MAINWARING,
REAL ESTATE & FINANCIAL AGENTS

18 VICTORIA ST., TORONTO,

147 ST. JAMES ST., MONTREAL.

ADMIRAL ROAD.—A handsome detached solid brick residence, containing 13 rooms, thoroughly well finished in hard wood, combination heating, electric bells, all modern improvements. Price \$12,000. (791).

THE PARMELEE

ROOFING AND PAVING CO.,

51 Yonge St. Arcade, Toronto.

GRAVEL ROOFING of a Superior Quality for Flat Roofs of all kinds.

ASPHALT PAVING for Sidewalks, Lawn Walks, Cellar Floors, Etc.

Old roofs put in thorough repair.

ALBANY AVENUE.—Close to Bloor street, a pair of solid brick semi-detached houses, thoroughly well built and desirable in location, comprising 10 rooms, marble wash basins, side entrance, etc. Price \$3,500 each. Would sell on small payment down, or exchange equity for good vacant property unencumbered. Submit offers, (48).

BEVERLEY STREET.—A comfortable solid brick semi-detached house, thoroughly well built, charming situation overlooking private grounds, all modern conveniences, heated by furnace, concrete cellar, marble mantles, grates, etc., room for another house on lot, which is 50x150 to a lane. Would take smaller house in exchange and cash. \$6,000 can remain on mortgage. Price \$12,000. (726).

BEVERLEY STREET.—A handsome new brick and stone fronted house, thoroughly well finished, comprising 13 rooms, heated with hot water throughout, gas, electric bells, speaking tubes, etc., for location, design and finish the house is all that could be desired. Price \$8,750. (466).

BLOOR STREET.—A beautiful new corner house, solid brick, detached, comprising large, airy, well-planned rooms, all of which are finished with all modern improvements, located in the finest residence portion of Bloor Street West. The lot is unusually large, having a frontage on Bloor of nearly 100 feet by a depth of 200, and is tastefully laid out with trees, flowers, and shrubbery. This is a most attractive property for anyone desiring a charming home. (790)

BRUNSWICK AVENUE.—A handsome new house of the most approved design, detached solid brick, containing all modern improvements, large lot, and in the best residence portion of the street. Would take some good vacant land in exchange for equity. Price \$8,000. Mortgage \$3,750. (492).

BERKELEY STREET.—A solid brick semi-detached house, containing 9 rooms, hot and cold water, furnace, concrete cellar, laundry with slate wash tubs. Would exchange for house in Parkdale, south of Queen street. Price \$5,000. (606).

BLEEKER STREET.—A convenient, well built, brick faced house, on stone foundations, lot 24x100, all modern improvements, heated by furnace, will be sold small payment down, and balance on easy terms. This is a chance to own your own home. Price \$3,500. (629).

BLOOR STREET.—Splendidly built, detached, solid brick house, thoroughly well planned and in splendid order throughout, comprising over twenty rooms, all modern improvements. Magnificent large corner lot of over 250 feet by a depth of over 150 feet. This is one of the most charmingly situated and complete homes in the city. Terms and particulars on application at our office. (789).

JUDICIOUS ADVERTISING
ALWAYS PAYS.
THE
REAL - ESTATE - RECORD
REACHES EVERY MONTH
OVER 5,000 CITIZENS.

Send in your advertisements for next month's issue.

BEVERLEY STREET.—A thoroughly well-built house containing 9 rooms, all in good order, very large lot, 41x150, all modern conveniences, cellar under whole house, will be sold on easy terms. Price \$8,500. (332).

BLOOR STREET, EAST.—A fine semi-detached solid brick house, comprising 12 rooms, well-planned and conveniently laid out, house has been recently decorated and papered throughout, all modern improvements, heated with hot water, location is very charming—overlooks beautiful private grounds, and the Rosedale Ravine, Price \$12,000. (361).

BOND STREET.—A pair rough cast tenement houses well located, comprising ten and twelve rooms. Lot 20ft. 8in. x 116 each. Property on this street is steadily increasing in value. Price, \$6,800, for the two houses. (346).

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 \$3,350 to \$4,850, 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).

Dominion, Europe and the United States, that most desirable class of residents, men of wealth, culture, refinement, and sagacity, who not only desire themselves to participate in the enjoyment of these great privileges, but also that their children may profit by the solid advantages held out to them with such a bountiful hand. Thus do we find the great Commercial Educational and Social advantages, joined hand in hand to work out for our beautiful City its great destiny.

WEALTH IN THE MINERAL REGIONS.

Another factor which in the near future is unquestionably going to add most materially to the wealth and progress of the City, is the opening up and development of the rich mineral districts to the North and North West of Toronto. Regions rich in Mineral deposits. Mines full of wealth, untold equal, if not surpassing in extent those of any other country. The supply is there in quantity, unlimited and unexcelled in quality. Amazement is the only word sufficiently explicit to adequately express the impression received by those gentlemen composing the deputation of the Iron and Steel Institute of Great Britain, men of expert knowledge, intelligence and experience, who have so recently visited this locality, on beholding its vastness of extent and richness of resource. And the deputation composed of gentlemen prominent in financial and commercial circles, among whom we recognize such well-known names, as those of Messrs. Geo. A. Cox, President of the Bank of Commerce; J. K. Kerr, Q.C.; John I. Davidson, President of the Board of Trade; Robert Jaffray, Hon. A. S. Hardy, Hugh Blain, S. F. McKinnon, R. W. Elliott, H. S. Howland, Hugh N. Baird, Edmund Wragge, W. B. McMurrich, and others, who have just returned from a visit to this favored region, and whose report carrying with it the weight which the intelligence and ability of such a representative body of men never fails to command, is already before the public, and which not only confirms previous reports as to the vast richness of this region, but also will undoubtedly lead to the closest investigation of Capitalists throughout England and the United States. In England there are Millions of money constantly looking for, and for which investments

BLOOR STREET.—A very handsome, detached solid brick villa residence, with all modern improvements, for location, design, and convenience, this is not surpassed, splendid large lot, 100, and almost 200 feet in depth. For particulars, call at our office. (788).

CHURCH STREET, a short distance north of Gloucester street, 4 new solid brick houses comprising 10 rooms and bath room, thoroughly well built and conveniently planned, with all modern improvements, furnaces, cellar under whole house, electric bells, etc. These are exceedingly desirable houses, and afford an opportunity for anyone desiring to own their own home, as they will be sold on small cash payment and balance arranged in annual or semi-annual instalments. Special attention is called to this property. For price and terms call at our office. (812).

CZAR STREET.—A comfortably planned, well-built, semi-detached, solid brick house, containing 8 rooms, marble basins, hot and cold water, mantles and grates, heated by furnace, concrete cellar, slate roof, stone foundations, will be sold on easy terms. Price \$6,500, mortgage \$4,000. (681).

CRAWFORD STREET.—A small brick faced house, will be sold on easy terms. Price, \$2,500. (474).

COLLIER STREET.—A complete, solid brick, semi-detached house, containing 8 rooms, marble basins, hot and cold water, gas, mantles, grates, plate glass, Pease furnace. Rear of house overlooks ravine, affording a fine view. Price \$3,650. (662).

COLLEGE STREET.—Short distance west of McCaul street, a very desirable corner house, solid brick, all in good order, containing 12 rooms, splendid location for Doctor, or Dentist, will be sold on easy terms. Price, \$7,000. Call for particulars. (725).

CENTRE STREET.—Two detached, rough cast houses, containing 6 rooms each, all in good order, lot 20 x 96, to a lane, will sell cheap. (780).

DUNN AVENUE.—A handsome detached solid brick house, containing 8 large rooms, all modern improvements, bath, furnace, etc., very large lot, location very desirable. Call for price and terms. (795).

GERRARD STREET, WEST.—Two small houses, containing 6 rooms, rent for \$25.00 per month. Price \$3,300 each. (299).

GLOUCESTER STREET.—A well-built, solid brick, semi-detached house, comprising 9 rooms, mantles, grates, all modern improvements, newly decorated and painted, locality very central, easy terms. Price, \$4,500, encumbrance, \$2500. (661).

GARDEN AVENUE.—A small rough cast house, containing five rooms, rents for \$6. per month, sold in instalment payments, \$400, can remain on mortgage. Price \$1,200. (624)

GERRARD STREET, EAST.—A small house containing 6 rooms, bath, gas and furnace, lot 18 x 120, to a lane. Price \$2,400. (298).

GERRARD STREET.—A charmingly situated, solid brick, semi-detached residence, comprising 14 large airy rooms, beautifully decorated, mantles, overmantles, grates, plate glass, splendid reception hall, 8 feet wide, every modern convenience, finished throughout in first-class style. Large lot, one of the choicest sites in the city, overlooks the Horticultural Gardens. For price, terms, etc., call at office. (593).

HURON STREET.—Detached solid brick house, containing 8 rooms, mantles, grates, marble basins, cement cellar, furnace, newly papered and painted, side entrance. Price \$3,200. (613).

HOMEWOOD AVENUE—A large, roomy rough cast house, comprising ten rooms, splendid lot, 50x120, 3 bays could be built on lot, which is in one of the best residence localities in the city, near Horticultural Gardens and street cars, a good investment. Price \$8,500. (640).

ISABELLA STREET—A very handsome solid brick house, situated on the north side of Isabella street, vicinity of Sherbourne street, thoroughly well built, all modern improvements. Price \$13,000 (748)

ISABELLA STREET.—A desirable solid brick house, comprising 10 rooms, all modern improvements, stable and coach house. Price \$8,000. (747).

JARVIS STREET.—North of Gerrard street, 3 pair solid brick semi-detached houses, containing 10 rooms each, thoroughly well finished in hardwood, all modern improvements furnace etc. For price and terms call at office. (783).

JAMESON AVENUE.—A pair of solid brick semi-detached houses, south of King street, lots 25 feet frontage, each to a lane, 14 rooms, marble basins, hot and cold water, 4 mantles and grates, plate glass windows, thoroughly well finished throughout, furnaces, would sell on small payment down, or monthly instalments. Call for particulars. (779).

WE WANT A RELIABLE AGENT in every city and town throughout Ontario, and invite correspondence from responsible Estate Agents.

McCuaig & Mainwaring,
18 Victoria St., Toronto.

JARVIS STREET—A very handsome solid brick residence, comprising 16 large, well proportioned rooms, wood-work exceptionally well finished, the interior has been artistically decorated throughout, and is heated with hot water, every modern improvement. The lot is a very fine one, having a frontage on Jarvis street of nearly 70 feet by a depth of 286 feet, and the grounds contain beautiful flowers and shade trees. This is one of the finest properties on Jarvis street. Price \$25,000 (368).

LOWTHER AVENUE.—A thoroughly well built solid brick detached house, comprising ten rooms, with all modern improvements, large lot with ornamental grounds, iron fencing, slate roof. This is a desirable property, and cheap. Price \$6,500 (484).

LOGAN AVENUE.—5 semi-detached, brick fronted houses, containing 7 rooms, bath, gas, furnace, brick and stone basement, everything in first-class order, plate and stained glass windows, would exchange equity in these for good unencumbered property. Call for particulars. (373).

LOWTHER AVENUE.—Two very stylish detached, solid brick residences, containing 11 rooms, beautifully finished in hardwood, all modern improvements, combination heating. Price \$10,000. (792).

MARKHAM STREET.—Pair of solid brick semi-detached houses, comprising 10 rooms, each all modern improvements, desirable in situation and cheap. Price \$10,000 for the two houses. (759).

must be found. And it is the opinion of leading financiers, that the great wave of depression, which has swept over all Foreign securities, and shaken the Stock Markets of London and New York to their very centre, cannot fail but to react beneficially upon this Country, for, with a settled form of Government, built upon a solid and stable foundation, and a market not subject to periods of Crisis such as above alluded to. Canada offers to the Capitalists of England and the United States boundless possibilities and opportunities for sure and profitable investment in her manufacturing and Mineral Industries.

The Board of Trade of Toronto, that numerous and influential body of men so eminently representative of all that is public-spirited and enterprising, loyal and true to the best interests of our city, has already under consideration the most desirable means of promoting the immediate establishment, building and operating of smelting works in Toronto, and a strong company is being organized to operate Rolling Mills and other extensive works in connection therewith. A Ship Railway from the Georgian Bay to Lake Ontario, the favored route for which will have its outlet at some point near the Humber Bay is also among the possibilities of the near future.

THE CAPITAL CITY OF ONTARIO.

Toronto is the Capital City of the great Province of Ontario. It is surrounded by the finest country that the sun has ever shone upon. It is the great distributing point for the immense trade and commerce of our magnificent North-West. Already the great Continental Railways centered here have spent Millions of Dollars, and will, within a twelve month, spend Millions of Dollars more to meet the rapidly increasing requirements of their traffic. The public and private building during the coming season is expected to surpass any previous year in the history of Toronto, with such splendid buildings as the Bank of Montreal, Board of Trade, Canadian Bank of Commerce, Canada Life Assurance, etc, built during the past year and to be completed during the coming year such magnificent structures as the Court House and City Hall, Confederation Life Buildings, Freehold Building, Provincial Parliament Buildings, Victoria College, and other large works, the completion of which will

McCAUL STREET.—A pair of brick-faced semi-detached houses, lot, 42x120, rented for \$30 per month each, side entrance. This is good renting property and will be sold at a reasonable price. For particulars call at office. (512).

MUTUAL STREET.—3 well built solid brick tenement houses, in row, comprising 12 rooms, all modern improvements, furnace, well rented, and in good locality. Price \$16,000 for the three houses. \$6,000 can remain on mortgage. Would exchange equity in these houses for stores on Queen or other good business street. Submit offers (617).

MADISON AVENUE.—A charmingly situated semi-detached solid brick house, with brick and stone front, comprising 10 rooms, woodwork thoroughly well finished in hardwood, furnace, speaking tubes, laundry, will be sold on easy terms. Price \$8,500. (694).

MAJOR STREET.—A pair of brick-fronted houses, in row, containing 8 rooms, rent for \$10 per month each, will be sold on easy terms. Price \$3,200 each. (626).

MAITLAND PLACE.—A semi-detached, brick fronted house, containing 6 rooms and bath, and two rooms in attic, gas, furnace, large cellar side entrance, and lane in rear, very desirable location near Horticultural Gardens. Price \$3,000. (749)

EVERYONE who receives this RECORD should read carefully the announcement regarding the Montreal Annex Property, on pages 3 and 4.

MANNING AVENUE—Good semi-detached solid brick house, comprising 9 rooms, all modern improvements, furnace, side entrance. Price \$3,100. (680).

MINTO STREET.—A pair of brick faced houses, containing 6 rooms each. Price \$1,200 each, (755).

MADISON AVENUE.—Three detached solid brick residences containing 10 rooms each, thoroughly well finished in hardwood, with every modern improvement, well built, conveniently planned, and thoroughly well heated, first-class plumbing, each house stands on lot 33 x 125. These beautiful houses offer the advantage of a complete modern house at a very low cost. Price only \$7,000 each, easy terms of payment. (797).

MERCER STREET.—A pair of solid brick houses, all modern improvements, well rented, and in good location. For price and terms, call at office. (758).

MADISON AVENUE.—A pair of solid brick semi-detached houses, on the west side, containing 12 rooms each, thoroughly well-finished, slate roofs, hotwater heating, lot has 50 feet frontage, would take good annex property in part payment. (761)

MADISON AVENUE.—North of Lowther handsome solid brick detached residence, containing 12 rooms, hot and cold water, mantles, grates, all modern improvements, furnace, slate roof, finished in thoroughly first-class style. For price and terms call at office. (782).

MOSS PARK PLACE.—A very desirable solid brick house, containing 11 large well finished rooms, bath furnace, laundry, 4 open fire places, all modern improvements. Price \$6,500. (770).

PEMBROKE STREET.—A well built solid brick house, detached, comprising 11 rooms, furnace, concrete cellar, fine location near Horticultural Gardens. Price \$11,500. (696).

PEMBROKE STREET.—A thoroughly first-class detached solid brick house, comprising 10 rooms with all modern improvements, well rented. From its close proximity to the Horticultural Gardens this is a most desirable property. Price \$11,000. (25).

PEMBROKE STREET.—A very desirable solid brick detached house, containing 8 rooms, all in thorough repair, heated with furnace, close to the Horticultural Gardens and convenient to street cars, lot, 30x138. Price only \$7,500. (261).

PRINCE ARTHUR AVENUE.—Three pair of solid brick semi-detached residences, within one block of the new street car line on Bloor street. To parties requiring a comfortable cosy home we can confidently recommend these houses. They are well built, well planned, of stylish exterior, and best of all, they can be purchased by a payment of from \$300 to \$500 down and the balance on mortgage. They are reasonable in price, and for location cannot be surpassed. (784).

UNWIN, FOSTER & PROUDFOOT,
DOMINION AND PROVINCIAL
LAND SURVEYORS,
CIVIL ENGINEERS and VALUATORS.

OFFICE—Room 5, 3rd Flat, Medical Council Building Corner of Bay and Richmond Streets Toronto. Telephone No. 1336.

ROSE AVENUE.—A handsome solid brick semi-detached residence, comprising 12 rooms, mantels with English tile, grates, stationary side board in dining room, marble basins, electric bells and speaking tubes, concrete cellar, full size, furnace, laundry with slate wash tubs, wine cellar, house beautifully decorated throughout. Price \$6,500. \$3,500 can remain on mortgage. (560).

ROBERT STREET.—A thoroughly well built brick house in row, containing 10 rooms all modern improvements, furnace etc., lot 16 x 175. Price only \$3,900. (775).

SHERBOURNE STREET.—A thoroughly well built solid brick house, comprising 13 rooms, finished in hardwood, beautifully decorated throughout, all modern improvements, hot water heating, first-class plumbing, laundry, etc. Price \$14,000. (746).

ST. CLARENS AVENUE.—A well built, detached, solid brick house, comprising 8 rooms, modern improvements. Price \$3,000. \$1,100 can remain on mortgage. (717).

ST. GEORGE STREET.—A charmingly situated solid brick, semi-detached house, thoroughly comfortable well-proportioned rooms, all in first-class order, comprising 12 rooms, heated by furnace, beautiful lawn in front with deep lot, nicely sodded, fine newly built stable and carriage house, harness and coachman's room, splendid location for a doctor. For full particulars call at office. Price only \$9,000. (730).

require an expenditure of millions of dollars more, all to be spent in and put in circulation here.

WHAT THE FUTURE HOLDS IN STORE.

Thus briefly referring to the most important features that go to make a city substantial in itself, from the natural advantages of its location, and permanently established industries and resources, It may without hesitation be said that the future prospects of the City of Toronto, are such as cannot fail, to inspire every thoughtful man, with the most unbounded faith in its future prosperity and greatness, and that whereas to-day we have a population of over 225,000, we will within the next ten years, be able to look with pride upon a population of at least 500,000 souls.

VIEWS OF PROMINENT BUSINESS MEN.

To show that the solid thought of Toronto's leading business men points steadily in this direction, we give below their views expressed in the Evening Telegram of August 16th, 1890.

PRESIDENT DAVIDSON

"There is no reason why Toronto should not grow as fast in the future as in the past," said President John I. Davidson, of the Board of Trade.

"It is the capital of the Province, and possesses commercial educational and social advantages which are possessed by no other city in Ontario, and which will most surely draw the investing public."

"The trend of immigration seems to be toward the North West at present. What effect do you think that will have on Toronto's growth?"

"If the North-west grows, Toronto will keep pace with it, and will more than ever become the distributing centre of the whole Dominion. No better evidence of the present importance and future prospects of Toronto can be given than the anxiety of American railway magnates to enter the city by their own lines. Yes, Toronto is bound to grow to very large proportions within the next few years."

EX-PRESIDENT MATTHEWS SPEAKS.

Mr. Wilmot D. Matthews, the popular ex-President of the Board of Trade, thinks Toronto has a glorious future before it.

"You see its people are so loyal and sanguine of its success it can't help but go ahead," he said. "Yes I am confident its growth will keep pace with that of the whole Dominion, including Manitoba and the North-west. The prospects up there are very flattering, indeed, for a large influx of immigrants within the next few years, and as Toronto is now the great commercial and financial centre of the Dominion it can't help but be benefited thereby."

"At the same time Toronto has grown very rapidly within the last five years, and what we need to do is to keep pace with this rapid increase in population by making the city as attractive as possible for all classes by giving every facility. The public spirit and enterprise

MUST SHOW ITSELF

in acquiring those things that make the city attractive as a city, and its reputation as such

ST. VINCENT STREET.—Three handsome brick and stone fronted houses, of the most approved design, very conveniently planned, woodwork is of the best material and finish throughout, the locality is most desirable, will be sold together or separately. Price \$7,500 each. \$4,500 can remain on mort- at 6%, easy terms for balance. (657.)

SPADINA ROAD.—A handsome new brick and stone fronted house, detached with large lot, 67 x 127, comprising 16 rooms, marble basins, mantles and over mantles, grates, hotwater 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 construction and finish to the above, comprising 13 rooms, with lot 40 x 127, would be sold on same terms. Price, \$12,500. (669).

SIMPSON AVENUE.—Near Broadview, a solid brick, 9 roomed house, modern improvements. Price, \$3,750. (475)

ST. GEORGE STREET.—A thoroughly well-built solid brick house, detached, comprising 12 rooms, all modern improvements, furnace, etc., very fine lot, 37ft., 6in., x 192, this is one of the most desirable properties on this beautiful street. Price, \$10,500. (163).

ST. GEORGE STREET.—East side, south of Bloor, 3 elegant detached solid brick Mansions, containing 12 rooms each, beautifully and elaborately finished in hardwood and cherry, all modern improvements, most desirable in location. For particulars call at office. (793)

ST. GEORGE STREET.—North of Bloor street, a very handsome detached, stone fronted house, finished in thoroughly first-class style throughout, all modern improvements for location, design, and workmanship. This is not surpassed, call for price and terms. (794).

TRANBY AVENUE.—A pair of well-built solid brick semi-detached houses, containing 8 rooms and bath, mantles and over-mantles, hot and cold water, furnace, all modern improvements. Price \$3,850. (756).

VANHORN STREET.—Six thoroughly well-built brick-faced houses, containing 7 rooms each, all modern improvements very centrally situated, and well rented, would exchange for vacant lots and cash. (37).

WAVERLEY ROAD. A good rough cast house containing 7 rooms, facing the Lake, desirable for summer residence. Price \$1600. (771). Also two very desirable lots, one of which is on the Beach front. (772). (773).

WELLESLEY STREET.—A very handsome semi-detached solid brick residence, comprising 14 rooms, very conveniently planned, and of pleasing exterior design, all modern improvements. Large lot, 34 x 145, room for stable. Location is first class, being in the finest residence portion of the street, within a few steps of street cars. A1 position for a doctor. Price, \$11,000, might take part in other first-class property in exchange. (611).

WALMER ROAD.—A roomy, well-built, brick house, detached, with large grounds, 120 x 200, with stable. House contains all modern improvements, and is charmingly situated only few minutes distance from street cars on Bloor street. There is a large stable on lot. Price \$14,000. (267).

WEST LODGE AVENUE.—A pair of brick faced houses, rented at \$9. per month each, will be sold \$150 per house down, and balance arranged to suit purchaser. Price \$1,400 each. (656).

YORKVILLE AVENUE.—A thoroughly well-built, now, semi-detached, solid brick house, comprising ten rooms, mantles and overmantles, electric bells, speaking tubes, inside shutters furnace, good cellar, side entrance slate roof, within easy distance of street cars on Yonge street. Anyone desiring a comfortable and convenient home, should see this. Price \$5,500, \$3,000 can remain on mortgage. (408)

VACANT CITY LOTS

FOR SALE BY

McCUAIG & MAINWARING.

ABEL AND LISGAR STREETS.—Being a portion of the Asylum lands on Queen street west. We have a number of lots on these streets, which possess the advantage of fronting on two streets, and at the same time of ample depth for building purposes. We can offer this at the very low price of \$25 per foot each frontage, and on very easy terms to builders. (372).

ALBANY AVENUE.—A very desirable building lot, with frontage of 50x135, will be sold on reasonable price and terms. (312).

ADMIRAL ROAD.—That valuable block of land, comprising lots 77, 78 and 79, having a total frontage of 150 feet. A most desirable property for builders. Will be sold on easy terms at a close price. (417).

ADMIRAL ROAD.—A very eligible building site, with frontage same as above. Will also be sold on very reasonable terms. (412).

BLOOR STREET WEST.—A magnificent block of land, having a frontage of over 242 feet on Bloor street, by a depth of 330 feet. This property can be cut up to yield a profit of over \$12,000. A suburban station is being arranged for on the opposite corner, which will make it a desirable investment. For plan and full particulars call at our office. Owner would entertain some exchange in part payment. (348).

BLOOR STREET.—A very valuable block of land, with frontage of 115x100 on Bloor street, and 868 feet on Pauline avenue. This is one of the few large tracts left in this desirable locality, and will pay as an investment to hold. Will be sold at a very moderate price and on easy terms of payment. Particulars at office. (343).

BLOOR STREET WEST.—A very well located block of land, with frontage of 160 feet on Bloor street by 120 feet deep. Price and terms reasonable. Would exchange for house property and some cash. (349).

BLOOR STREET.—A splendid corner lot, in a desirable location on Bloor street west, close to stores, and valuable for immediate building purposes, will be sold on most reasonable terms at a close price. For particulars apply at office. (672).

BLOOR STREET.—That very choice block of land, having a frontage of over 200 feet on Bloor street, west of St. George street. The finest site for handsome residences on this fashionable portion of Bloor street. The land will soon be all taken up in this vicinity. Secure sufficient for your home while there is time. For price and terms call at our office (265).

known to the outside world. In this respect no better step could be taken than the erection of a large, first-class fire-proof hotel. We haven't got a hotel now which can be rated better than third-class, and we cannot begin to compare in this respect with Montreal, with its Windsor, San Francisco with its Palace, and New York and Chicago with their large hotels. No, there is nothing we need more than a really first-class hotel, and I believe an enterprise of this kind would pay for the reason that Toronto is essentially a summer city, being built on the lake shore. A large hotel would be an attraction, and would tend to develop the Muskoka district, which is already famous for its summer resorts.

"Then our parks and drives must be improved. We are very deficient in this respect, and the present is

A MOST FAVOURABLE TIME

for developing them. That portion of land lying north of the University, on which are a large number of beautiful old trees, should be preserved for public use, more especially as there is now such a small portion of Queen's Park left to the citizens. It would be a most unfortunate thing if, by not due appreciation of its value as a park, the city should allow it to slip out of its hands. That is the only really good bit of property in the centre of the city that can be secured for park purposes.

"We have a large population now, but I don't think I am too sanguine in saying that we shall have a population of 500,000 people within the next fifteen or twenty years."

ALD. HOUSTEAD'S VIEWS.

Alderman James B. Houstead, the "old man" of the City Council, is another one of the thousands who have faith in the future of the Queen City.

"Toronto is going to continue to grow, and grow rapidly, most decidedly," said he. "My reasons for believing this, briefly summarized, are these:

"The North-West is going to grow very rapidly within the next few years, and Toronto will develop a great business there.

"It is the centre of the railway business of the province, and when the Toronto, Hamilton & Buffalo railway and the Niagara & St. Catharines railway are completed competition between here and New York will be so keen that merchants can lay their goods down cheaper here than in Montreal. We can get our tea from Japan more quickly and more cheaply than can Montreal.

"The tendency is that the Junction and Mimico will develop into

GREAT MANUFACTURING TOWNS,

and that means an increase in Toronto's business.

"While we have at present a heavy rate of taxation, both general and local, it must be remembered that we have opened up recently 200 miles of new streets, which have been paved, lighted and accommodated with water mains, and have now room enough for a population of 500,000. As the population flows in of course no more money will have to be expended for this work, and the taxation will be reduced while the business will be increased.

"But behind all this we have the finest province in the Dominion, whose business is rapidly coming into Toronto. Within a radius of 50 and 60 miles the railways run cheap weekly excursions, and people take advantage of these to come here to buy, because they can get what they want cheaper.

TWENTY-FIVE YEARS AGO.

"When I first went into the Council in 1865, we only had a population of 45,000 and now that has increased to 200,000. Then the total assessment of the city was only \$1,400,000, and the total amount raised by taxation then does not equal that laid out on our schools now. This growth during the life of one man in the Council is simply phenomenal, I think.

BROCK AVENUE.—A very valuable block of land, situated between Frankish and Middleton avenues, also frontages on Hampden, Middleton and Frankish avenues, the whole comprising the most eligible building sites in this portion of the City. Will sell any required frontage on easy terms. Would take well rented house properties in part payment or sell on builders' terms. For price, etc., call at office. (344) (345).

BROOKLYN AVENUE.—Good building lot, frontage of 120 feet, easy terms of payment. Price \$22 per foot. (722).

BATHURST STREET.—South of Bloor, a valuable block of land, 200x130, will be sold in separate lots. Price \$60. (441).

BATHURST STREET.—East side, a desirable lot, having a frontage of 50 feet by 134. Price \$55. (442).

BEATY AVENUE.—Desirable building lot, 51x146, between King and Queen streets. Price \$48. (424).

BEDFORD ROAD.—A very eligibly located lot, with frontage of 50 feet by 150 feet, desirable for a pair of fine residences. Sold on easy terms. (762).

BERNARD AVENUE.—Two very fine lots, with frontage of 100 feet by 140, a short distance west of St. George street. These lots face the south, and are particularly well adapted for good residences, sold on builders' terms at low price. (763).

CONCORD AVENUE.—Two desirable building lots, 90x135. Price \$45. (432).

COLLEGE STREET.—A splendid block of land having a frontage of nearly 270 feet on College St. two corners, will sell or exchange on reasonable terms. (761).

CASTLE FRANK CRESCENT.—One of the most delightful locations in Rosedale, overlooking the Glen, a desirable lot 75 feet frontage, will sell at reasonable price. (766).

COLLEGE STREET.—Fine corner lot, with line of street cars passing it, desirable for block of stores, would be sold on easy terms of payment and would be good investment. Call for particulars. (768).

DELAWARE AVENUE.—A desirable building lot, 32x157. Price \$30. (440).

DUFFERIN STREET.—A very desirable building lot, with frontage of 114 feet, small house on lot. Price \$50, easy terms. (438).

DELAWARE AVENUE.—Four of the best lots on this avenue, in different locations, total frontage of about 200 feet. Price \$35. (426) 7, 8 and (429).

DAVENPORT ROAD.—Part of Runnymede Estate, a fine block of land, with frontage of 600 feet. Price \$30. (445).

DUGGAN AVENUE.—South side, good building lot, 50x122. Price \$20 per foot. (518).

EUCLID AVENUE.—A valuable corner lot, in excellent location for building, frontage of 105 feet by 136, builders should investigate this. Price low for prompt sale. (642).

EUCLID AVENUE.—A very eligible building 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 land 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).

HAMBURG AVENUE.—A very desirable building site, with frontage of 45x132. Price low, terms easy. (423).

HURON STREET.—North of Bloor, and close to the elegant new Presbyterian church, a very beautiful building site, with frontage of 57 feet by 193, 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).

LINDSAY AVENUE.—Four lots, with frontage of 120 feet by 165, small cash payment. Price \$35 per foot. (439).

MADISON AVENUE.—A valuable lot, with frontage of 50 feet. Price \$85 per foot, will be sold on easy terms. (710).

MADISON AVENUE.—North of track, a fine block of land, with frontage of 350 feet, offered for prompt sale at the low price of \$35 per foot, (707).

MADISON AVENUE.—One of the finest building sites on this fine avenue, elegant mansion on the opposite corner. This choice corner lot has a frontage of 100 feet by a depth of 126 feet, just the location for handsome villa residence, can be bought at very reasonable price. Call for particulars at our office, (579).

MADISON AVENUE.—Two very charmingly situated lots on the west side of this fine avenue, very desirable location, and A1 for builders. Price low, terms easy. (541).

QUEEN STREET WEST.—Near the Occident Hall, a very desirable lot for the erection of a block of stores, 66 feet frontage, on Queen street, by a depth of 90 ft., to a lane, would exchange equity in this for A 1 warehouse property, and pay a cash difference, (683). call for price and terms,

QUEEN STREET WEST.—A valuable central building property, adjoining the corner of York street, and opposite Osgoode Hall, having a frontage on Queen street of over 100 feet, by ample depth to a lane. This splendid property will be leased for a term of 21 years, renewable at a low price, and is admirably adapted for a handsome block of stores. For terms etc., call at our office. (319).

ST. GEORGE STREET.—Very fine lot, with frontage of 89 feet by 195, desirable location for a first class residence. Price reasonable. (776).

ST. GEORGE STREET.—North of Bloor street, West side, a very eligible building lot, with frontage of 57 feet, and a depth of nearly 200 feet. One of the finest lots on this magnificent residence street. Price and terms reasonable, (165).

ST. GEORGE STREET.—A most desirable building lot, with frontage of 50 feet by 195 feet in depth, offered for prompt sale at \$95 per foot. (711).

SALEM AVENUE.—East side, north of Bloor, five very desirable lots with frontage of 225 feet, x 138. Price \$25. (433).

ST. HELENS' AVENUE.—Desirable building lot, with frontage of 82ft., 5in., will sell on easy terms. Price \$17 per foot. (721).

SPADINA ROAD.—A very desirable building property with frontage of 150 x 170, would entertain exchange for house or store property, paying good rate of interest. For terms etc, call at our office. (671).

SPADINA ROAD.—A fine frontage of 100 x 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).

"I hope to live to see ocean vessels lying at the docks in the bay here; to see all the suburbs become wards of the city, and to see the population increase to at least 500,000 souls.

"Of course there has been a big boom in real estate, but I think, although things are pretty quiet just now, values will be maintained."

VICE-PRESIDENT H. N. BAIRD.

"I have unbounded faith in Toronto's future," said Vice-President H. N. Baird, of the Board of Trade, when asked for his opinion. "Toronto is going to grow, and will become a very large manufacturing centre eventually. We have a magnificent country all round us, and can't help but go ahead. Within the next ten or fifteen years I am sanguine that our population will touch the 500,000 point if everything goes along well. We have excellent railway facilities now, and this of course will be a big inducement to manufacturers to locate here."

"What are the prospects of Toronto becoming a seaport town?"

"I think the day when ocean steamers will come into Toronto bay is yet a long way off. If the North-West have anything like the crop spoken of it will be

AN ENORMOUS BOON,

not only to the North-West, but the whole of the Dominion, and Toronto will derive a great deal of benefit therefrom. The crops in Dakota have been nearly a complete failure, and this will be a big advertising card for our North-west and must attract thousands of emigrants in the next few years.

"The business of Toronto will speak for itself. Anybody can see what its tendency is. It is increasing in volume and importance every day. Yes, I think you can confidently say that within the next ten or fifteen years we will have a population of 500,000 people. Why, look, we have more than doubled within the last ten years."

THERE'S MILLIONS IN IT.

CANADA'S MINERAL WEALTH.

People who are accustomed to hear others talk glibly enough about the assured prosperity of Canada and her yet undeveloped natural resources have not the remotest conception, except of general principles, of the stupendous wealth which lies buried deep down in the bowels of the Dominion.

A study of the mineral resources of Canada yields quite as much exciting interest as the pages of any work of fiction. The phenomenal growth which has attended the building up of the sturdy inhabitants of British North America, and the cultivation of vast stretches of fertile territory hitherto held in exclusive possession by the red man, and the prairie beast is as nothing compared to the Monte Cristo fairy tale of hidden riches which lie waiting beneath the surface to be plucked by the hand of man.

Scientific investigation has done much to reveal to us many of the underground

SPANIDA ROAD.—A very choice building site with frontage of 100 feet, by depth of 130 feet, this is first class for fine residence property. (638).

SPADINA ROAD.—A magnificent corner lot, exceedingly choice for fine residence, or pair of semi-detached houses. One of the most desirable lots on this charming residence-street, frontage 75 feet by 160. For price and terms call at office. (469).

SPADINA ROAD.—South of Dupont, a desirable building lot, 50 x 130. Price \$60 per foot. (470).

WALMER ROAD.—Very choice lot, 90 x 155, fine location for builder, easy terms of payment. Price \$35 per foot. (723.)

WEST-LODGE AVENUE.—A desirable block of 150 x 160 feet, would sell on easy terms or exchange for house property. Call for price and terms. (706).

NORTH TORONTO LOTS.

BELLEVUE ESTATE.—This magnificent property is situated on the high ridge lying north of the Davenport Road, and adjoins the residences of J. K. Kerr, Q.C., E. Gunther, Esq., J. S. Fullerton, Q.C., and S. H. Jones, Esq. Its commanding elevation, beautiful surroundings, ease of access, renders it beyond question the most choice and desirable property for the erection of handsome villa residences in the city, property similarly situated to this, and with like advantages, in all large American cities always commands the highest price, and we submit that within a few years, when the great sanitary and other many advantages of this charmingly located property become fully known, it will be held at a figure higher than that of any other residential property in Toronto. During the past six months we have sold over 2,000 feet frontage in this vicinity. A number of beautiful residences have already been built, and many more will be erected during the coming season. We predict a steady increase in value, and will be pleased to show it to parties wishing to secure this desirable property, of which we have exclusive sale. Having only about 1,400 feet frontage left, we advise early application, and can assure purchasers a handsome profit at the prices now quoted. (330).

CLARENDON AVENUE.—A fine lot in most desirable location, near the proposed street car line on Avenue Road. Price \$40. (798).

EGLINTON AVENUE.—A very eligible block of land, comprising 10 acres, finely located within one minute's walk of the Belt Line station, and five minutes from the Electric Railway on Yonge street, will subdivide into 2,578 feet frontage, on the completion of the Belt Line there will be a profit of from \$10,000 to \$15,000 in this at the price at which it is now offered. We are instructed to receive offers of exchange in part payment in well rented house property centrally located. Owners of this property might put in some cash if exchange were very desirable. Call for particulars. (327).

MACPHERSON AVENUE.—A valuable block of land, consisting of 200 feet frontage, situated in a charming locality, and very desirable for building purposes, street cars projected on Avenue Road will render this very valuable. Price \$30 per foot. Will sell on easy terms or exchange. (40).

COTTINGHAM STREET.—(Rathnelly) west of Avenue Road, two very fine lots with frontage of 100 feet. This locality is rapidly building up with fine residences, and land will steadily increase in value. (41).

ST. CLAIR AVENUE.—(Rose Park), three very nice lots, 150 feet frontage, will sell on easy terms. (34).

POPLAR PLAINS ROAD.—(St. George St. north), a very beautifully situated lot on this lovely drive overlooking Glen Edith, having 60 feet frontage, will be sold on reasonable terms. Send for price. (40).

ROSE HILL AVENUE.—(Rose Park), a block of 350 feet frontage. Would exchange. (33).

ROSEDALE LOTS.

McKENZIE AVENUE.—(Rosedale), a valuable block of land, one of the choicest locations for villa residences, commands a splendid view down Castle Frank Avenue, and has a frontage of 290 feet, by a depth of 145 feet. Offered for prompt sale at \$50 per foot. (558).

HAWTHORNE AVENUE.—(Rosedale), four charmingly situated lots, on this desirable avenue, having a total frontage of 210 feet, will be sold altogether, or separately, as desired. Price will be quoted at close figure for a short time, on terms arranged to suit purchaser. (172). (173).

SOUTH DRIVE.—(Rosedale), a very eligible building site, situated on South drive, having a frontage of 208 feet. Price only \$40 per foot, easy terms of payment.

CENTRE ROAD.—(Rosedale), a magnificent building site, with frontage of 200 feet, by a depth of 228 feet, would sell in two parcels of 100 feet if desired. Price only \$70 per foot. (714).

EASTERN CITY LOTS.

DANFORTH AVENUE.—A very valuable block of land, with frontage of over 1,000 feet on Danforth, Bowden and Hampton avenues. This fine property would be sold en bloc at a price which would yield a splendid return. Call for particulars. (155).

DANFORTH AVENUE.—A desirable block of land having a frontage of 255 feet on Danforth avenue by 100 feet in depth, and 64, on Reid and Coxwell Avenue would exchange for good house property, and pay some cash. Call for particulars. (407).

GERRARD STREET.—A fine opportunity for a first-class speculation is offered in that splendidly located block of land, commencing at the south-east corner of Gerrard street and Pape avenue and having a total frontage of over 600 feet. The immediate corner lot of this property, will eventually become very valuable for a business site, and the Gerrard street frontage will command a high figure. The whole is now offered at a price that cannot fail to return an immense profit to anyone holding it for speculation. (109).

GERRARD STREET.—A magnificent block of land, in location unsurpassed, comprising a frontage of 1000 feet, by a depth of 110 to a lane, can be acquired at a price that will insure a large profit. The very choice of all the lands on this, the finest portion of Gerrard street, is confidently recommended to investors. Call for particulars. (107).

resources of our country, though as yet comparatively little has been done to dig and delve for the treasures of exhaustless commerce which

LIE BURIED AT OUR FEET.

In every branch of mineral product, Canada is superabundantly blessed, and the surpassing magnitude of the ultimate output from all parts of the country no one could at present adequately forecast. The discovery of the precious nickle mines in Sudbury opens up a vast area of speculation as to what the future will be. But in the meantime it is interesting to know that a good deal is already being done to turn into their legitimate channels some of these rich veins of subterranean wealth. The statistics of minerals and mines recently issued by the Government geological survey furnish some pretty instructive information which cannot be too widely made known.

FIGURES THAT TALK.

For the whole of last year the mineral production of Canada amounted in value to the surprising total of \$19,500,000, being an increase of no less than \$3,000,000 over the previous year. The total exports for the last fiscal year reached \$4,419,170, of which the United States was our best customer, and took \$3,753,351, or over 80 per cent; Great Britain, \$422,355; Newfoundland, \$153,811; and the Sandwich Islands, \$17,380; which was four times as much as Japan. The exports consisted of coal, \$2,334,905; gold, \$609,250; asbestos, \$360,000; iron and steel, about \$310,000; gypsum, \$195,000; copper, \$168,457; phosphate, \$394,768; silver, \$212,163; lime and cement, \$161,249; oil, \$10,777; mica, \$30,500; iron ore, \$39,887; manganese, \$29,350; sand and gravels, \$54,647; salt, \$2,390; slate \$3,303; stone, (wrought and unwrought), \$49,578; glass and glassware, \$6,287.

WHAT WE IMPORTED.

During the year we imported minerals and mineral products to the amount of \$25,652,667. The amount of the previous year reached \$28,230,788. The coal imports reached \$8,000,108, and iron and steel, \$9,650,653; petroleum, \$505,995; paints, \$533,951; lead, \$356,732; tin, \$1,334,577; salt, \$306,064; glass and glassware, \$1,257,961; brass and copper, \$991,798; building stone, \$206,108; precious stones, \$159,948;

GERRARD STREET.—Fine corner lot with frontage of 120 feet, by a depth of 120, good corner for a block of small stores. Price low, terms easy. (444).

HAMPTON AVENUE.—A very desirable frontage of 160 feet, only a short distance from street cars, would exchange equity for house property. (765).

KENILWORTH AVENUE.—A good lot with frontage of 50 feet by 115. Price low. (753).

LOGAN AVENUE.—Close to Danforth avenue, a magnificently situated block of land, having a large frontage on Logan, Fenwick, Carlow, Sparkhall, and Grandview avenues. This is the most beautifully situated property for building purposes in the East End, and will when the Ashbridges Bay Improvements are under weigh become exceedingly valuable. It is the highest point of all the surrounding district, and commands a grand view of the whole city and Lake Ontario to the south. The West End has nothing to compare with it in elevation, or exceeding extent of view. This splendid property is offered at a price which renders it beyond question an Al investment. We are instructed to offer it on easy terms of payment, or builders' terms. An opportunity seldom offered. Call for particulars. (737).

MINTO STREET.—A frontage of 150 feet will be sold on reasonable price and terms. (754).

PAPE AND CARLOW AVENUE.—A valuable block of land, running through from Pape to Carlow avenue, with a total frontage of about 1,200 feet, this land is situated only a short distance south of Danforth avenue, has a high elevation commanding a splendid view of the city and Lake Ontario. There is no finer building site in the Eastern portion of the city. Will sell on builders' terms, or would entertain an offer of exchange for improved property, or vacant land free from encumbrance. (787).

SPARKHALL AVENUE.—A very fine frontage in two lots of 156 feet. Very reasonable in price, located near Broadview. (764).

SIMPSON AVENUE.—A very desirable block of land having a frontage of about 400 feet, will be rendered very valuable by the Ashbridges Bay Improvements. Call for price and terms. (799).

WOODBINE AVENUE.—A fine lot with frontage of 100 feet by 172, on good corner. Price \$30. (800).

WAVERLEY ROAD.—North of Queen, four very fine lots with frontage of about 200 feet. Price \$14. (750).

WAVERLEY ROAD.—A block of 300 feet frontage, will be sold enblock, or in separate lots. Price \$9. (751).

WAVERLEY ROAD.—Fine lot, 50 x 115, with summer cottage containing 5 rooms, rents for \$7.50 per month. Price \$1,504. (752).

BROCKTON ADDITION PROPERTY.

ALBERT STREET.—A fine opportunity for a good investment is offered in two most desirably located blocks of land each having a frontage of about 480 feet on Milton, Lappin, Tennyson and Albert avenues. Will be sold separately on easy terms, and at a price that will ensure a handsome profit. Call for particulars. (745).

CAMPBELL AVENUE.—That valuable block of land running parallel with the Northern Railway, and having a frontage of over 1,600 feet on Campbell avenue, a splendid location for factories, affording every facility for switch accommodation, will be sold in any required frontage, and on most reasonable price and terms. Call for particulars. (49).

COLLINS AVENUE.—(Close to Wilkinson's factory), a very nice building site, with frontage of 112 feet. Price only \$16 per foot. (5).

DAVENPORT ROAD.—North side, opposite Churchill avenue, a valuable building lot, having a frontage of 58 feet by 100. This is a good site for a store, and the price is very low, and can be had on builders' terms. (739).

LYTTON AVENUE.—A desirable building lot, close to Wilkinson's factory, about 50 feet frontage, cheap. (6).

McKENZIE AVENUE.—A valuable block of land, having a frontage on McKenzie avenue of about 119 feet by a depth of about 360 feet, on side street, would subdivide to yield a good profit, can be purchased at low price and on easy terms. Send for particulars. (727).

WALLACE AVENUE.—(Brockton Addition) a first-class investment, with a certainty of large increase in value, in a most desirably situated block of land, having a frontage of 438 feet on Wallace and Milton avenues. Parties desiring a safe and sure investment on easy terms of payment should investigate this. For particulars call at office. (121).

WEST TORONTO JUNCTION PROPERTY.

ETHEL AVENUE.—One of the finest opportunities for speculation offered in the market, consisting of a magnificent block of land, with a total frontage of about 2,166 feet, north of and running parallel with the new C. P. R. Shops. There is no more desirable investment, as the land from its splendid location must advance rapidly in value. We are prepared to quote a price now which will of a certainty insure a handsome profit. (738).

FRANKLIN AVENUE.—West Toronto Junction, a very valuable block of land, with frontage of 400 feet. Price \$18. (446).

GLENDENNAN AVENUE.—A good building lot, 50x160. Price \$25 per foot. (435).

PARK ROAD AND CRAIG STREET.—A desirable frontage of 136 feet. Price \$12. (436).

DUNDAS STREET.—A desirable building lot, with frontage of 42 feet. Price \$30. (437).

VAN HORN STREET.—(West Toronto Junction), a first-class building lot, 120 feet frontage. This is central and will increase in value. (38).

PARKDALE

JAMESON AVENUE.—A very desirable lot on this fine avenue, 100x165, splendid location for builder. Will be sold cheap and on easy terms. (35).

marble, \$109,090; zinc, \$106,095; and asphaltum, \$33,550.

Canada's production of coal, which is her most important mineral in point of value, was last year, 2,719,478 tons, valued at \$5,584,182 at the pit's mouth. This in an increase of 61,944 tons, and \$324,350 in value

OVER THE PREVIOUS YEAR.

The production however is in not quite so marked a ratio as in the last few years. Nova Scotia produced 1,967,032 tons, being a decrease from the previous year of over 22,000 tons. British Columbia produced 649,407 tons, an increase of over 100,000 tons. Nova Scotia sold to Quebec 707,612 tons, to New Brunswick 218,595 tons, and to United States 33,584 tons. The County of Cumberland raised 548,294 tons, Pictou 483,145 tons and Capa Breton 934,593 tons. The exported coal produce of Canada reached 665,315 tons, valued at \$2,334,905. Of this Great Britain took 27,705 tons, and the United States 533,593 tons. Of the \$4,898,230 worth of anthracite coal imported, Ontario consumed \$31,156,757 and Quebec \$1,338,049. Bituminous coal to the value of \$2,257,437 was imported. The North-west Territories produced 97,364 tons of coal valued at \$179,640, being a decrease on the year of 17,760 tons.

Experts declare that the mineral resources of Canada have hardly yet reached the stage of infancy. Gold abounds in untold quantities all along the River Yukon, British Columbia is full of the richest veins of tin and coal. Asbestos has not yet received any attention at all although it abounds in rare quantities, while the valuable strains of nickel ore at Sudbury and Port Arthur are all of inexhaustible value, and are likely to prove mighty factors in working out the future greatness of the Dominion of Canada.—*Evening Telegram*, Jan. 17th.

TORONTO WILL SOON BE A SEAPORT.

THE WESTERN METROPOLIS.

A statement let fall by Hon. Mr. Tupper during his recent visit to this City may be taken as significant.

"In a short time I hope to see Toronto a seaport," he said.

A shrewd statesman like Mr. Tupper never gives utterance to such a statement without good grounds, and on investigation it was found that he indeed had very good grounds for saying so.

Chicago wants to become a seaport and can do so in two ways, and by two methods. One of the latter is a canal and the other a ship railway.

All the projects which now command the attention of engineers and capitalists favor the ship railroad, and

THERE ARE TWO ROUTES

which are especially favored—the one American and the other Canadian. Which of these will be adopted depends upon the vigor and enterprise of the promoters. The former involves the building of a railway 170 miles in length connecting Lake Michigan, from Michigan City, with Lake Erie at Toledo, the deepening of the Welland Canal to admit of the passage of vessels of 25 feet draught, or the building of another 50 miles of railway connecting Lake Erie with Lake Ontario from Buffalo. The latter necessitates only a 70 mile stretch of railway from Collingwood on the Georgian Bay to Toronto. Of course the Lachine and other St. Lawrence canals would have to be greatly enlarged in order to make either project a success. Should the Michigan route be adopted it is not at all probable that the Ottawa Government would be greatly disposed to expend a vast amount of money on these canals for the almost exclusive benefit of the United States.

THE COST

of constructing the two routes, apart from the St. Lawrence canals, greatly favors that of the Georgian Bay to Toronto. The other would involve an outlay of \$20,000,000 or \$30,000,000, while this one can be built for \$10,000,000 or \$12,000,000. Another route which is being boomed by Montreal capitalists is from Chicago to the Georgian Bay, through the French river to Lake Nipissing, and thence by ship railway to the Ottawa, but the cost of this is also out of proportion to any advantages it may have over the other Canadian route.

For several months, as reported in *The Telegram* some time ago, eminent engineers of undoubted skill have been surveying the various routes, and estimating the cost of each, and the interest in

the project has been precipitated by the fact that on the 29th of this month

THE REPORT

of one of these engineers, Mr. Carthnell, will be laid before the Canadian Society of Civil Engineers at Montreal. Of course Mr. Carthnell has not yet made public any of the details of his report, but it is understood that the Georgian Bay-Toronto route will be strongly favored.

The last two or three weeks Mr. John Brown, one of the Citizens' Milling Company, has been in Chicago, and while there talked with several of the wealthiest and most go-ahead men on the subject. It was well known that Mr. Brown was one of the leading members of the Toronto Board of Trade, and his views on the subject were eagerly sought for, both by capitalists and newspapers.

THEY ARE ENTHUSIASTIC.

"I found the people of Chicago most enthusiastically in favor of any rational scheme for making that city a seaport," he said to a *Telegram* reporter yesterday, "and they are determined to push some project with this end in view to completion at a very early date, and I would not be surprised to see operations commenced the coming summer."

"What interests were you representing, Mr. Brown?" he was asked.

"None in particular. I had no syndicate of capitalists at my back, and the interest I have taken in the question has been purely personal. I recognize the great advantage which would accrue to Toronto by building the Georgian Bay-Lake Ontario ship railway, and as a citizen I am anxious to see the project go forward. It has been a hobby of mine ever since I was a boy. While in Chicago I interviewed Mr. S. W. Allerton, who has been identified with all schemes for advance in that city for the last 35 years, Mr. Burham, the director of the mercantile department of the coming world's fair, and Mr. Evans, the well-known editor of the *Economist*. All three were perfectly enthusiastic. I also saw Mr. L. E. Cooley, President of the Western Assurance Company of England, and until recently in entire charge of the Chicago sewage and water-way project, on which work is to be commenced as soon as spring opens, and towards which Chicago alone contributes \$40,000,000, and Mr. J. L. Carthnell,

who has been making surveys of the different proposed routes to the sea. Both are satisfied with the feasibility of the project, and are also enthusiastic."

IT ALL DEPENDS.

"Which route will probably be adopted?"

"That rests almost entirely with the business men of this city. If there is sufficient enterprise to be found here to push forward the Georgian Bay scheme at once that is the route which will be adopted. By improving the water-ways of the St. Lawrence and this railway, Chicago would not only be made a seaport, but would be five hundred miles nearer the Liverpool market. I intend to bring the question before the Board of Trade at an early date and get the members interested in the project. It will be of untold advantage to Toronto, and we cannot afford to let slip an opportunity."—*Evening Telegram*, Jan. 21st.

MORE ELOQUENT THAN WORDS.

CANADA'S GROWING PRE-EMINENCE IN THE WORLD'S COMMERCE.

Somebody once said there was no poetry in figures. Another equally veracious sceptic also affirmed that there was about as much fun to be derived from the dry bones of finance as there was in flogging a dead horse.

Both these oracles are wrong there are figures and figures.

Here is a little story in finance that speaks with an eloquence that appeals to the heart of every loyal and patriotic Canadian. Despite the frenzied screechings of fiscal jugglers and political pedants Canada's commercial record is a thing to be proud of. And facts speak louder than words. Here are the facts gathered from the statistical returns for the official year ending June last just placed in the hands of the customs.

IMPORTS AND EXPORTS.

The imports for last year reached the surprising total of \$121,858,241, of which \$86,258,633 was on dutiable and \$35,599,608 on free goods. This total compares with \$115,224,931 in the preceding year, or an increase of

\$6,633,210. The total entered for consumption this year amounted to \$112,765,584, or an increase of \$3,092,137 over 1889, while the duty collected totalled \$24,014,908, or an increase on the year of \$230,385.

The exports during the same period amounted to \$96,749,149, of which sum \$85,257,586 represented the produce of Canada. The exports for 1889 were \$89,189,167, showing an increase for the current year of no less than \$7,559,982.

BEATS ALL RECORDS.

The great total of Canada's trade imports and exports for the past year represents a sum of \$218,607,390, which is by far the highest figure ever reached in its history, and exceeds the total business of the next highest year (1889) by \$14,193,292.

Great Britain is Canada's biggest customer, having absorbed last year a total of \$48,353,694 in exports and 43,390,241 in imports. The United States comes next with \$40,522,810 in exports, and \$52,291,973 in imports. And then follow the West Indies, Newfoundland, South America, Germany, France, Australia and other countries in the order named.—*Telegram*, Nov. 29th,

BUILDING PERMITS FOR 1890.

Notwithstanding the strike in the building trade the building operations in the city last year exceeded those of the previous year, which was one of extraordinary activity in Toronto. During 1890 permits were obtained from the city commissioner to erect to the value of \$2,364,750. Of the total, \$900,000 was for dwellings, \$313,000 for stores, \$560,000 for office buildings, \$222,000 for alterations, \$104,000 for churches and \$93,000 for warehouses and factories. These figures only apply to that portion of the city where permits are necessary. The total value of the permits during the last five years was:

1886.....	\$1,250,000
1887.....	1,145,000
1888.....	2,025,000
1889.....	2,358,000
1890.....	2,364,000

The above does not include the estimated cost of the new Court House and City Hall and Parliament Buildings.

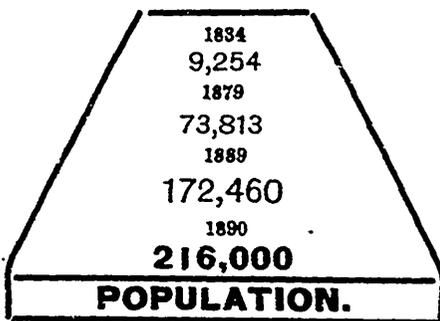
EASTERN Assurance Company of Canada

HALIFAX, N.S.

Fire Insurance Only. Capital \$1,000,000.

J. H. EWART, Chief Agent,

23 SCOTT STREET, TORONTO.



Increase during 1890, 20,000.

WORK WELL DONE.

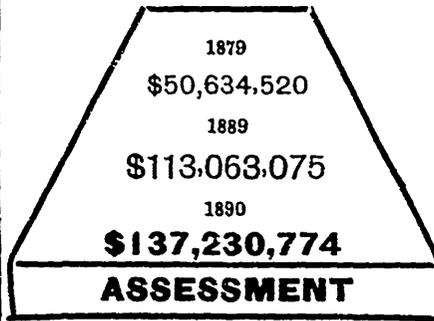
IMMENSE UNDERTAKINGS CARRIED OUT
DURING 1890.

INVOLVING AN EXPENDITURE OF ONE AND THREE-QUARTER MILLIONS. AND STILL THERE IS NO ALLEGATION OF DISHONESTY, NO TAINT OF CORRUPTION, AND NO CHARGE OF INCOMPETENCE—THE RECORD OF ONE CIVIC DEPARTMENT.

The total expenditure of the Works Department of the City of Toronto during 1890 was, in round figures, one and three-quarter millions, or an increase of a little over \$60,000 over 1889. These are some of the principal items which go to make up the total for last year:

SOME OF THE ITEMS.

King street subway.....	\$ 113,000
Roadways.....	98,000
Street cleaning.....	57,000
General purposes.....	52,000
Don improvement.....	34,000
Rosedale Creek sewer.....	30,000
Sidewalks.....	29,000
Engineering and expenses.....	22,000
Garrison Creek sewer.....	14,000



Population in 1900, 500,000.

COMPLETED WORKS.

These are some of the works which have been completed during the year:

- King street subway.
- Rosedale ravine bridge.
- Carlaw avenue bridge.
- Island park wharf.
- Glen road bridge rebuilt.
- Fredrick street wharf extended.
- Eighteen miles of sewers.
- Fourteen miles of cedar roadway.
- Nearly two miles of asphalt.
- Don improvement completed.
- Rosedale creek sewer completed.
- Eight miles private drains laid.
- And Garrison creek sewer commenced.

All these great works have been carried out, all the expenditure has been made, and still not one breath of scandal or one taint of jobbery has touched the department, nor has a single charge of incompetence been laid. This is so largely due to the executive skill of Engineer Jennings and the administrative ability of Chairman Shaw, backed by the loyal co-operation of a good committee. The Board of Works can point to one great year's work well done, and the satisfaction of members of that board must be all the greater when the record of 1890 is compared with that of years previous.—*Evening News*, Jan. 14.

BURDOCK

Regulates the Stomach,
Liver and Bowels, unlocks
the Secretions, Purifies the
Blood and removes all Im-
purities from a Pimple to
the worst Scrofulous Sore.

BLOOD

⇒ CURES ⇒
DYSPEPSIA. BILIOUSNESS.
CONSTIPATION. HEADACHE.
SALT RHEUM. SCROFULA.
HEART BURN. SOUR STOMACH
DIZZINESS. DROPSY.
RHEUMATISM. SKIN DISEASES

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MIMICO PROPERTIES

FOR SALE

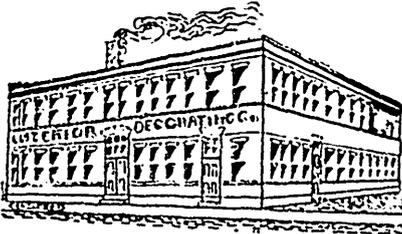
BY

McCuaig & Mainwaring,

18 VICTORIA ST.,

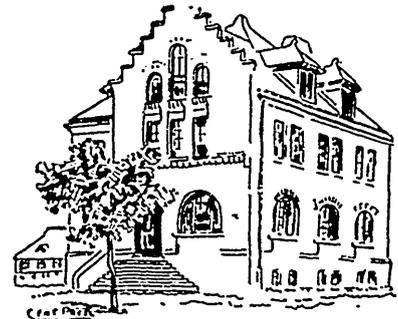
TORONTO.

TELEPHONE No. 1284.



The Interior Decoration Works.

This factory is in operation, manufacturing interior decorations from the wood. The capital stock is \$25,000, all subscribed. The machinery and plant is valued at \$20,000.



One of the Industrial School Cottages.

It is not necessary for us to give any reasons for recommending this property. Four factories, which anyone can see, are nearly completed. A fifth factory from Philadelphia will be in operation by May 1st, 1891, and five more factories are under contract for 1891.

Every wise man knows that 10 factories will support a city, and that is what Mimico will be within a few years. We offer the following lots and blocks which for position and price cannot be excelled.

CHURCH ST.—Lot 6, corner of Simpson ave., 53x120 feet, \$30. Lots 2, 3, 4, 5, each 50x120 feet, \$25. These are about 600 feet from station.

SIMPSON AVE.—Lot 7 to 11 inclusive, 50x133 each; lot 12, 58x133, and lot 13, 57-8x133. First lots west of Church, \$15. Terms, \$1 per foot down and \$1 per foot every 3 months.

HAROLD ST.—Lot 14, 53x120; lots 15 to 18, 40x120 each, and lot 19, 55-4x120. Price \$14. Terms, \$1 per foot down and \$1 per foot every 3 months.

SMITH ESTATE—**GRAND PARADE OR HAY ST.**—1,493 feet. Mortgage \$7,000 at 6 per cent. *en bloc*. Price \$10. Street 100 feet wide.

OXFORD ST.—North side. 1,242 feet, mortgage \$3,000, at 6 per cent. *en bloc*. Price \$8.

EVANS, CARNARVON AND ALAN.—1,788 feet, mortgage \$4,600 at 6 per cent. Price \$8.

BARROW ESTATE—**CHURCH ST.**—Lots 31, 32, 33, 34, 63, 64, mortgage \$6.72 per foot. Price \$17. Will sell singly. $\frac{1}{4}$ cash, balance, one and two years, 6 per cent.

CAMBRIDGE ST. AND BRANT ST.—Close to Church. Lots, 25 feet frontage each. \$200 per lot, payable \$25 and \$5 per month, including interest.

BRANT ST.—Close to Church St. Lots, 25 feet frontage each. \$25 down and \$5 per month, including interest, with 5 per cent. discount for amounts paid in advance.

POFFLEY ESTATE—

CAMBRIDGE ST.—Lots 25-32. 412 $\frac{1}{2}$ feet, mortgage \$750. Terms $\frac{1}{4}$ cash, balance, one and two years, 6 per cent. Price \$6. Will sell single lots.

JANES ESTATE—

MACDONALD AVE.—Lots 70-74 and 89-93. 500 feet frontage, mortgage \$2,250 at 6 per cent. Balance cash. Price \$8.

STRUTHERS AVE.—Runs through to factories, lots 191 to 200, 500 feet frontage, mortgage \$2,250 at 6 per cent. Balance cash. Price \$9.

MURRIE AVE.—Runs through to factories. Lots 395 to 404, 500 feet frontage, mortgage \$2,250. Price \$9.

WARDEN AVE.—Lots 344 to 353, 500 feet frontage, mortgage \$2,250. Price \$8.

STOCK ESTATE—

Block bounded by Grand, Oxford, Manitoba and Milton, Lots 413 to 436 inclusive. Plan M, 110. 1,206 feet frontage. Price \$8. Mortgage \$6,236 at 6 per cent.

LEESON ESTATE—Cor Islington avenue and Queen street, immediately north of the factories.

QUEEN, ISLINGTON AND BARCLAY—2,600 feet, mortgage \$6,300 at 6 per cent. Price \$8.

QUEEN ST. AND ST. LAWRENCE—1,300 feet, mortgage \$2,650. Price \$5.

QUEEN ST. AND CROFTON—1,300 feet, mortgage \$2,500. Price \$5. Valuable sand on this.

QUEEN ST. AND CROFTON—1,300 feet, mortgage \$2,500. Price \$5. Valuable sand on this.

BARCLAY AND LEESON—1,386 feet, mortgage \$2,800 at 6 per cent. Price \$6.

McCuaig & Mainwaring,

18 VICTORIA ST., TORONTO.

147 ST. JAMES ST., MONTREAL.

MIMICO.

Four Factories Start Operations. The Coming Manufacturing Centre of Canada

Seven Months Ago We Stated that by the First of December at Least Four Factories Would Be in Operation at Mimico. To-Day that Number are in Operation, and the Foundations have Been Laid for Another Large One. Our Statements Then are Verified by the Facts of To-Day.

THE remarkable progress of this now town must amaze everyone who has watched it during the past year. New streets have been graded, sidewalks laid down, huge factories built, and houses are springing up in every direction to accommodate the people who are clamoring for residences. Wonderful as the improvement has been during the year it is nothing compared to the progress that will be made in 1891, as five more extensive industries will erect their buildings and commence operations as soon as they are ready. At least 400 houses and stores will be required during 1891, to house the employes of the factories, and those who will supply them with the necessaries of life. The Grand Trunk Railway is now building a spur through the centre of the Mimico Company's lands, which will be used by the factories at present and eventually will be used for suburban service, which will probably be extended to the Asylum.

A new station will be erected by the Company at once, at the junction of this spur and the main line, to accommodate the large traffic which is daily increasing. Remember that Mimico is entirely independent of Toronto, and has unlimited resources of her own. No other town ever started with better natural advantages, an amply supply of water at small cost; drainage for an insignificant outlay. Railway and marine shipping facilities unsurpassed. Brick, stone and sand cheaper than in the City. All other building material as cheap as in the city. No special taxation for any purpose whatsoever, and no possibility of any for many years to come, and last, but not least,

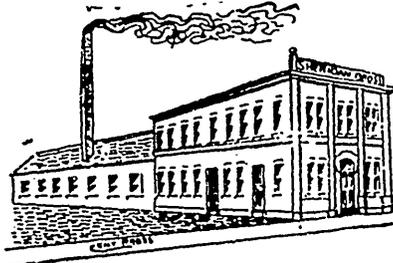
TEN IMMENSE FACTORIES,

Four of which are actually built and six more to be erected in 1891 without one cent of cost to any ratepayer. No town in Canada can boast of the same advantages, and we predict that the future of Mimico is assured, and that in a few years she will be not only the largest and wealthiest of Toronto's suburbs, but the largest suburb of any city in this Dominion.

The men who are backing Mimico are wealthy and enterprising. There is no such word as fail in their vocabulary, and having decided to make Mimico a large city they have now demonstrated without question their ability to do so.

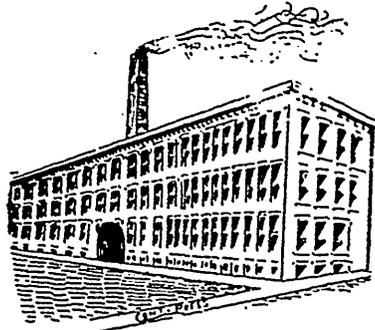
Investors who hold back must be content with second profits. The man who buys today will double his money over and over again if he makes a judicious selection.

The firm of McCuaig & Mainwaring, No. 18 Victoria Street, Toronto, and No. 147 St. James Street, Montreal, have the best land in Mimico for sale, close to the station and to the factories, and can sell at low prices, as their clients purchased from the original holders.



Sheridan Bro.'s Foundry.

This factory is in operation. The manufacture of furnaces will be carried on. The building and plant is valued at \$15,000, but large additions are to be made to the latter.



Morrison's Brass Works.

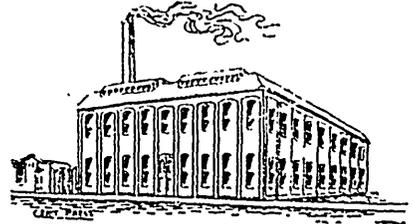
This factory is in operation. It is of solid brick, 40x150, and three stories. The work carried on is the manufacture of chandeliers and brass goods. Additions to the plant will be steadily made and the complement of men increased as fast as possible. The building and plant complete is valued at \$50,000. James Morrison is one of the most successful manufacturers of Toronto. He has been in business 26 years.



Queen City Galvanized Works.

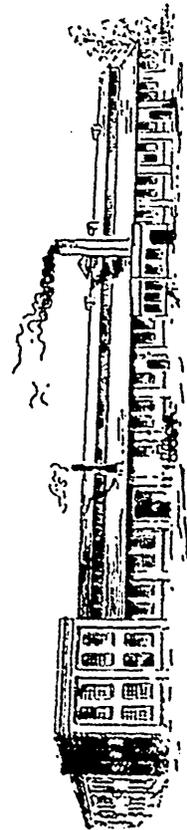
T. McDonald & Co. have already moved a large part of their machinery from their Toronto factory to Mimico. Here manufacturing on a much larger scale will be carried on, and when the factory is in full running order it will employ 200 men more than are now employed in the city factory. The main

building erected is 40x150, but it has been found necessary to erect an addition of 200x40. The building and plant are worth \$60,000.



The Eclipse Machine Works.

The Eclipse Machine Company is being promoted by Mr. Alex. Keith and others. The stock is all subscribed, and operations will be begun early in the year 1891. All kinds of boilers, engines, and lathes will be built.



The New Steel Works.

The foundations are being laid for "Ontario Steel Sink Galvanized and Boiler Stamping Works" building. The capital is \$50,000, all subscribed. James Morrison and others are the promoters. This will be a new industry in Canada entirely. The business to be carried on is the stamping of sinks, range boilers, shovels and other lines out of cold steel. The building is to be very large.

McCUAIG & MAINWARING, REAL ESTATE

FINANCIAL - AGENTS - AND - VALUATORS,

18 VICTORIA STREET, TORONTO,
147 ST. JAMES STREET, MONTREAL.

SOME SPECIAL FEATURES OF OUR BUSINESS.

The Sale of Property.

It is our object to promote the sale or exchange of all Real Estate placed in our hands, by thorough and extensive advertising (at our own expense) in various forms best calculated to bring about the most desirable results.

Selection of Properties.

We decline to list upon our books any property that has not genuine merit to commend it, thus ensuring to the purchaser only such properties as are first-class.

Our Staff of Salesmen.

We employ a staff of six experienced salesmen, thoroughly versed in the values of Real Estate in the City, and are always ready and willing to put their time against yours in showing you (free of charge) such properties as you may wish to inspect. All properties placed on sale with us receive our prompt and careful attention.

Advertising.

Through our thorough mode of advertising and extended facilities for handling Real Estate, we can and do dispose of a large number of properties, therefore any practical party can readily see that properties placed with us for sale, and advertised in the extensive manner we do, are much more likely to be sold than by trusting to customers coming along by chance.

Information.

We are always willing to advise our patrons to the best of our judgment, when so desired. Large sums of money have been made by information received through us, therefore if you desire to consult us you are always welcome to the benefit of our opinion, which (while it costs you nothing) may be worth thousands to you.

Syndicates.

We organize syndicates for the handling of large blocks of Real Estate in Toronto and Montreal, and can thus offer to parties whose means enable them to invest from \$1,000 and upwards, the opportunity to participate in the immense profits realized by controlling large tracts of land. The phenomenal success attained by us in this branch of our business, during the past years, fully justifies us in calling the special attention of investors to it. Full information furnished either by letter or personal interview, as to profits to be made, cash payments required, and other interesting facts concerning several syndicates *now being formed* for most desirable Montreal Properties. Prompt application must be made, as only a limited number of shares are left open.

Loans, Etc.

We negotiate loans on good central City property at lowest market rates, buy and sell mortgages, debentures, bonds, etc. To investors we can always offer some choice first and second mortgages paying high rate of interest.

Valuations.

We are always prepared to make *prompt, careful and accurate valuations* for Banks, Corporations, Legal firms or Private individuals; to act as arbitrators in all matters pertaining to Real Estate. Our thorough and accurate knowledge of the actual selling value of real estate in all sections of the City, enables us to do full justice in our estimates of value.

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