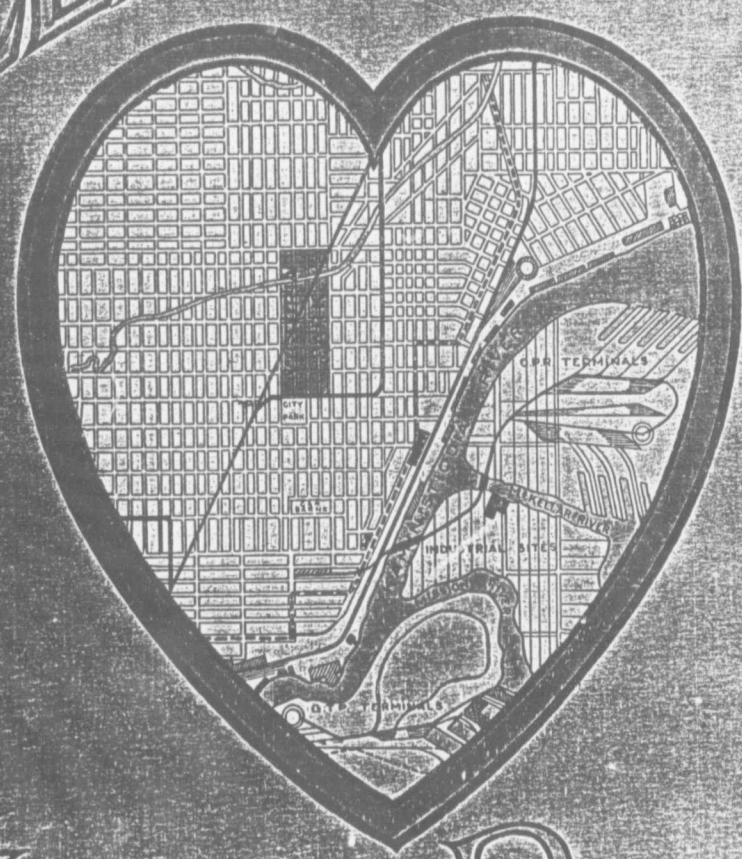


THUNDER BAY, ONT.
PZE 1T3

THE HEART
OF WILLIAM

FORT



VICTORIA PARK

Handwritten text, possibly a name or address, is visible in the lower left corner of the postcard.

THE HEART OF FORT WILLIAM

VICTORIA PARK

PUBLISHED BY

J. J. CARRICK

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420 Victoria Avenue

MONTREAL

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Wiley & Co., Representatives

Office: 1307 Traders Bank

3027983

G. B. MACGILLIVRAY

"VICTORIA PARK—A CERTAINTY: NOT A SPECULATION."

DEDICATION

GOVERNED BY THE PRINCIPLE THAT PERMANENT SUCCESS CAN ONLY BE ACHIEVED BY PRODUCING REMUNERATIVE INVESTMENTS FOR OUR CLIENTS, AND LOOKING BACKWARD WITH PARDONABLE PRIDE ON ALL PREVIOUS OFFERINGS, PERMIT US TO OFFER FOR YOUR SELECTION—VICTORIA PARK—THE HEART OF WESTERN CANADA'S MOST PROMISING CITY—FORT WILLIAM. TO THE SPIRIT OF WESTERN DEVELOPMENT AND PROSPERITY THIS BOOKLET IS DEDICATED.

Fort William



ON THE EARLY VOYAGEUR, the men who went before, and in whose wake the great arteries of commerce followed, Canada and Canadians owe much. They are the men that have made possible the great Dominion, in whose citizenship Canadians take pardonable pride, as undergoing the greatest progress and development per capita the world has ever known. Landing now-a-day, for the first time, at the mammoth docks, on the palatial liners of the many transportation companies plying to the Canadian head of navigation, Fort William, or reclining comfortably in the luxuriously appointed observation cars of the railway lines, the passenger views with amazement the magnitude of the city whose portals he enters. He notes the magnificent harbor, the long lines of docks, the terminals of the great trans-continental railway lines, the busy thoroughfares, the modern business blocks, the beautiful homes, the great banking institutions, the large distributing warehouses, the optimism of the residents, and loses sight for the moment of the men who went before, the men of the early days who spied out this "land of promise," and to whose foresight, faith and dogged perseverance the credit of the founding of the great city is entirely due. Such be John Sills, to whom the Crown granted the Patent for the one hundred acres comprising Lot 2, Concession 3, Fort William, now known as Victoria Park. Landing his canoe on the banks of the Kaministiquia River, in the year 1872, he broke ground for the homestead which to-day is the centre of a thriving and populous city; a city that is a living monument to the hardihood, indomitable faith and courage of himself and associates who first dared the then barren but promising region.

Situated at the gateway between Eastern and Western Canada, the whole Dominion, from the Great Lakes to the Rockies, on the one hand; and from tide water on the Atlantic to the Manitoba boundary on the other, contributes to the growth and prosperity of Fort William.

Every bushel of grain produced in Western Canada (and Canada holds the world's record to date, per bushel, per acre, in quantity and quality) gets its stamp of value on the basis of grain in store at Fort William.

Tempus Fugit.—Sleeping peacefully with nature in 1872, Fort William is to-day a city of 22,000 prosperous people, outstripping in material growth and substantial development all other Canadian cities.

Nearly every business transaction in Western Canada has for its fundamental basis the value of the agricultural products, and this value is determined by the grade established through the Office of the Dominion Grain Inspector at Fort William.

Many modern business blocks have been completed and filled with tenants, and 700 residences have been built and occupied during the year 1909. Wholesale houses are being established in large numbers, and industries giving employment to labor are increasing rapidly. Fort William, during 1909, expended in municipal improvements approximately \$400,000, and is scarcely able to keep abreast with the wonderful development noted on every hand.

The Dominion Government, recognizing the importance of Fort William as a national lake port, has already expended \$3,000,000 on harbor improvements, and has planned further extensions to the extent of an aggregate cost of \$8,000,000, creating here one of the finest and safest harbors in the world.

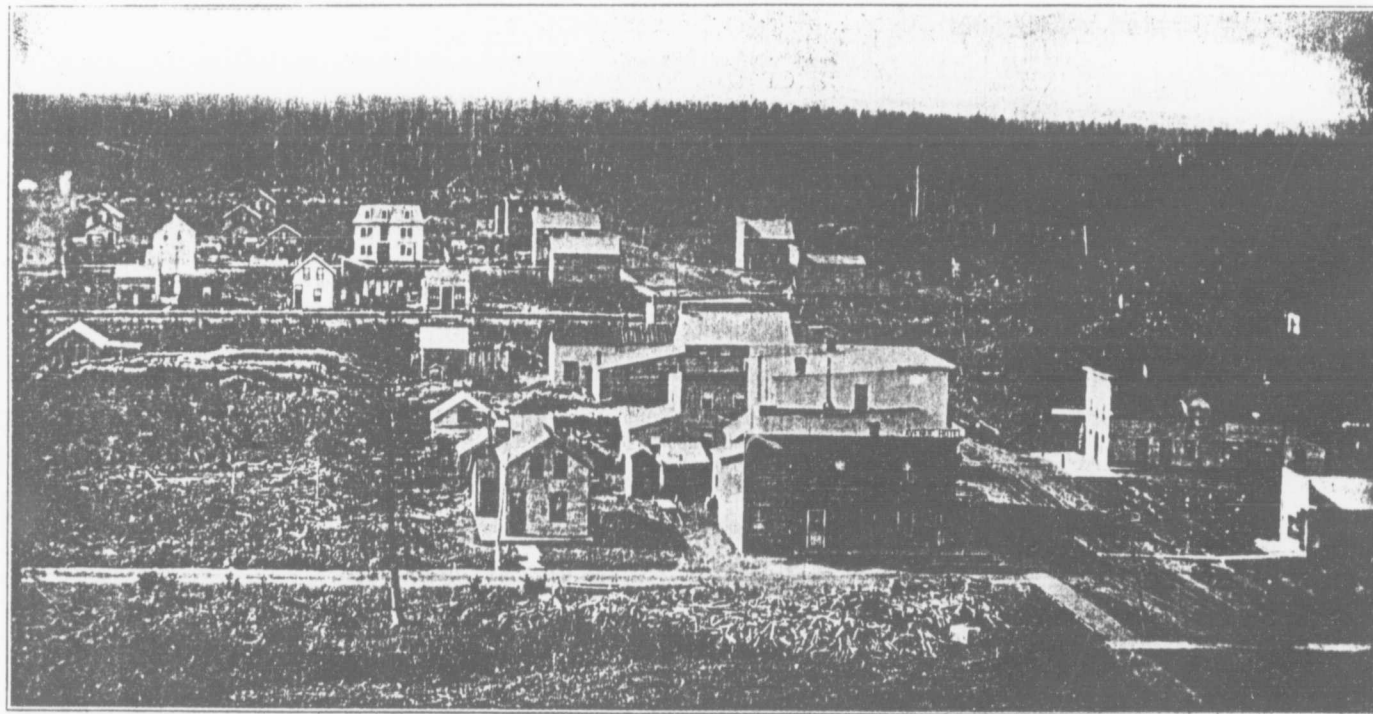
The three great trans-continental railways, Canadian Pacific, Canadian Northern and Grand Trunk Pacific, are taxed to their utmost facilities in handling the constantly increasing traffic, and have planned to carry out extensions, constructions and improvements to their terminal facilities at an estimated cost of at least \$30,000,000.

Fort William is not only the great Gateway to the whole of Western Canada, but also has great industries, manufacturing the many articles demanded throughout the West, such as stoves, brooms, cigars, harness, tinware, hardware, iron pipe, lumber, flour, car wheels, etc., and is rapidly forging her way to the top in competition with the Eastern manufacturers and the great Western market, and it looks as though, within a comparatively short period, Fort William will hold the same absolute control in the manufacturing situation and trade conditions of Western Canada as it does in the traffic to-day.

Fort William stands, to-day, as the safest, surest and most remunerative investment proposition of all the large Canadian towns and cities participating in the wonderful progress of the Last and Greatest West.



"FORT WILLIAM—INDUSTRIAL CENTRE FOR THE GREAT GOLDEN WEST"



Village of Fort William in 1890

Fort William—the City of Big Things

Fort William presents Greater Opportunities for the Remunerative Employment of Capital than any other City in the Dominion.

FORT WILLIAM HAS:

A population of 22,000, increasing as rapidly as business blocks and residences can be constructed to satisfy the demand.

The greatest shipping facilities, by lake and rail, of any place in the Dominion.

Fort William is the strategic location for manufacturers to control the great markets of Western Canada.

Fort William industries give employment to thousands of hands.

Fort William possesses efficient and adequate public utilities at comparatively low cost.

Loch Lomond water—and lots of it.

Fort William has approximately twenty-six miles of harbor frontage.

Ground has been broken for the largest coal docks and railway yards in the Dominion of Canada.

The Corporation of the City of Fort William own and operate its own lights, water, telephones and street railway.

The Canadian Pacific Railway yards at Fort William occupy ninety-six miles of track.

"FORT WILLIAM—WHERE RAIL MEETS SAIL"



Victoria Avenue, less than half a mile from Victoria Park
This avenue runs through the centre of Victoria Park. Vacant property adjoining is valued at \$1,000 per foot frontage.

Fort William—Vibrating with Material Prosperity

Building - - -	1908	\$ 1,560,000.00	Permits, 319.	Grain Shipped - -	1908	48,194,000 Bushels.
Building - - -	1909	3,387,565.00	Permits, 752.	Grain Shipped - -	1909	60,360,000 Bushels.
Assessment - -	1908	14,497,242.00		Freight Handled -	1908	1,273,000 Tons.
Assessment - -	1909	19,412,352.00		Freight Handled -	1909	2,120,000 Tons.
Customs Receipts -	1908	698,808.00		Coal Handled - -	1908	1,000,000 Tons.
Customs Receipts -	1909	1,137,436.00		Coal Handled - -	1909	1,758,000 Tons.
Twelve Principal Payrolls	1908	3,395,379.00		Vessels Arriving and Departing, 1908, 1,894.	Tonnage, 3,693,150.	
Twelve Principal Payrolls	1909	5,256,700.00		Elevators, 13.	Total capacity, 20,690,000 Bushels.	

RAW MATERIALS—Iron—unlimited high-grade Iron deposits abound throughout the District, and Blast Furnaces now in operation are producing 200 tons of pig iron daily. The richest pyrites mines in the world, so far discovered, are also in operation in the District.

TIMBER—Norway Pine, White Pine, Cedar, Spruce, Tamarac, Birch, and Poplar. Plethora of pulp wood, cheap water rates to bring in other raw materials.

CHEAPEST POWER IN WESTERN CANADA—Fort William enjoys, positively,* the cheapest power in Western Canada. 35,000 H.P. developed and available 24 hours each day, 365 days in the year, 100,000 H.P. in reserve.

SPLENDID INDUSTRIAL SITES—Facing on the finest harbor in the world, with trackage connections to the **THREE GREAT TRANS-CONTINENTAL RAILWAY LINES.**

THE BEST OF WATER—Loch Lomond, a beautiful crystal Mountain Lake, 12 miles long, 2 miles wide, and of great depth, fed by mountain springs and watershed, at an elevation of 354 feet above the city, 964 feet above the sea, eight miles distance from the City Hall, continuous gravitation of 125 pounds pressure, absolutely pure water, equipped to supply a population of 250,000.

"FORT WILLIAM - A CITY OF ENTERPRISE, ENERGY AND PROGRESS"



Corner of Victoria Avenue and Simpson Street

Real Estate Investments

Buy Real Estate at the right time, in the right place, and hold it. Be cautious. Don't buy in an excited moment. Take your time to think it over. Study all the advertisements, hear all the owners have to say. There is plenty of land; it cannot get away from you.

Keep within your means; don't undertake payments unless you are sure you can make them. Don't be discouraged if you cannot buy a lot for \$400.00 to-day and sell it for \$800.00 to-morrow. You might buy a lot to-day for \$400.00 and be unable to sell it to-morrow for what you paid for it. That doesn't mean anything. It is the long run that counts.

Lotta Crabtree, the famous actress, was persuaded to buy some lots on the south side of One Hundred and Forty-fifth Street in New York City, and they coaxed her into paying three thousand dollars apiece for them. This seemed to her and her friends such an outrageous swindle that a suit was brought to compel the sellers to take the lots back at cost price.

You couldn't buy one of these lots to-day for \$100,000.

New York City, in its infancy, presented no more inspiring prospects of advancement than does Fort William, Canada's Natural Gateway to the last and best West. Western Canada is due for the real estate movement par excellence of the twentieth century.

Search the records of the men of means in Fort William—the McKellars, the Murphys, the Manions, and others—and you will find that in every case, early realty investments will account for their wealth.

What they have done you also can do. All it requires is faith and action, the rest can be safely left to the unquestioned progress and development of the City of Fort William.

On another page we present a *fac-simile* of Abstract of Title, signed and under the seal of the Registrar for the District of Thunder Bay, Mr. John M. Munro, for lot numbers one and two, Block 63, Plan number 54, in the City of Fort William, which shows that the above lots transferred by The Canadian Pacific Railway to Eli J. Rochon, on May 20th, 1903, for \$2,500, were in turn sold by him, on Oct. 7th, 1908, to the Dominion Bank for \$34,500, or a profit of \$32,000 on an investment of \$2,500 in five and one-half years. The property at the time of transfer, in both cases, was unimproved.

Hundreds of similar cases where fortunes have been made in Fort William real estate could be cited. The above is just one instance.

A Court Record

ABSTRACT OF TITLE

ONTARIO
Registry Office,
District of Thunder Bay

I hereby Certify that the following are correct extracts from the only Grants ^{James A.} recorded at this Office upon Lots ^{Nos} ~~Two~~ ^{Twenty One and Two, in Block. City No.} in the ^{of} ~~City~~ ^{of} ~~Thunder Bay~~ ^{Fort William} in the District of ~~Thunder Bay~~ ^{Thunder Bay}.

(Accepting in full, and in satisfaction, any Instruments that may be recorded in the General Registry Books at this Office affecting land, and wherein the lands affected thereby are not mentioned or identified.)

Reference No. of the Instrument	The Nature of said Instrument	The Date of said Instrument	The Date of Birth of said Instrument	Consideration or Market Value	Name of Grantor, Lessor, Deedee or Plaintiff, etc. mentioned in said Instrument	Name of Grantee, Lessee, Assignee or Defendant, etc. mentioned in said Instrument	The Part or said Land mentioned in said Instrument and Remarks
525	Grant	1 October 1891	22 Oct. 1891	\$1 ⁰⁰ et al.	The Governor and Company of Advertisers of England, trading in the District of Thunder Bay	The Canadian Pacific Railway Company	Both lots, et al.
3930	Grant	20 May 1908	9 May 1908	\$75.00	The Canadian Pacific Railway Company	Eli J. Rocho	Both above lots, and a strip of land 3 feet in width, adjoining the western boundary of said lot on the whole having a frontage of 53 feet by a depth of 115 feet.
1713	Grant	7 Oct. 1908	12 Nov. 1908	\$34,500	Eli Joel Rocho et al.	The Dominion Bank	The same land as is described in number 3930 above.
							Book 11, Page 1707 of the Official Record of the District of Thunder Bay Registry Office



Copy of Abstract of Title, showing OFFICIAL RECORD of Wonderful Appreciation in Value of 53 ft. of Unimproved Fort William Realty

Men of National Reputation Look Favorably Upon Fort William

LORD STRATHCONA:

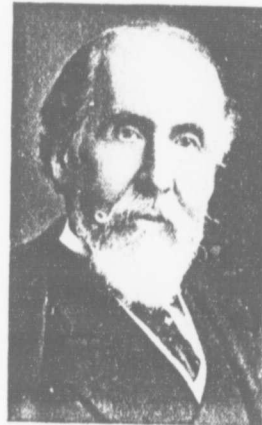


I am full of amazement at the progress of Fort William within these few years back, and at the evidence on all sides that the advancement of the city must in the near future far and away surpass the wonderful development of the years gone by. With advantages even now unique in respect of shipping facilities to and from all parts of the Dominion, facilities which within a measurable time, by the construction of the projected Georgian Bay Canal, will be extended to the Mother Country and the Empire at large, by the largest steamers direct from port to port, and the fact of your having three great railway lines traversing Canada from sea to sea, *will inevitably make Fort William amongst the chiefest in the Dominion.*



SIR WILLIAM VAN HORNE:

With the whole range of the Great Lakes to draw its raw material from at the minimum cost of transportation; with coal as cheap as elsewhere in the Dominion; with a magnificent waterpower close at hand; with abundant iron and other metals and minerals in the vicinity, and with the great Prairies of the Northwest and the mining districts of British Columbia to supply, I regard it as certain that Fort William will become one of the great manufacturing places of the Dominion.



SIR CHARLES RIVERS-WILSON:

Fort William is certainly a wonderful city—yes, it is a great place. Just sit and think for a while and try and realize what a large city Fort William will be in ten years' time. Ten years ago it had a population of five thousand, to-day it has almost twenty-five thousand. *In another ten years one of the largest cities in the Dominion will be built at the head of Lake Superior.* You have three railway systems now, the Canadian Pacific, the Canadian Northern and the Grand Trunk Pacific, and Fort William must be the great distributing point for the great Northwest.



WILLIAM MACKENZIE, President Canadian Northern Railway:

The Twin Cities of Port Arthur and Fort William, by geographical position, form the gateway of commerce between Eastern and Western Canada and are destined to grow in proportion to the growth of the Dominion. The barometer of their fortunes may be consulted as indicating the trade conditions of Canada. During the past ten years West Canada has advanced more than in the previous thirty years—the same may be said of Port Arthur and Fort William; and there is every reason to believe that this progress will be continued.

"YOU CAN INCREASE THE SUPPLY OF MOST ANYTHING EXCEPT LAND"



Dominion Bank

Photo, Dec. 15, 1909

Men of National Reputation Look Favorably Upon Fort William



SIR J. P. WHITNEY, Premier of Ontario:

I am certain that great possibilities and problems are awaiting discussion and solution at the gateway of the Canadian Northwest, and, judging from what one can see, the man who regards the future of Fort William from this standpoint does not lay himself open to the charge of being unduly or unjustifiably optimistic. I hope and believe, that the future will justify all present expectations.



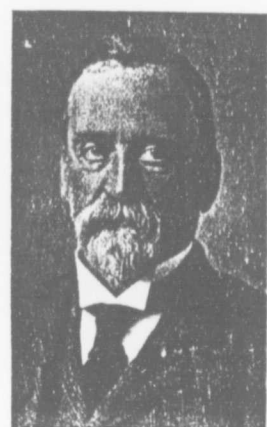
HON. FRANK COCHRANE, Minister of Mines and Lands:

Fort William has many advantages. Its geographical location, as the entrance to Western Canada, extensive railway terminals, and a large territory rich in minerals, timber and lands to draw from, will make it one of the great cities of Canada.



L. L. PELLETIER, Mayor:

Fort William has enjoyed the most prosperous year in her history, but the coming New Year (1910) will witness so much greater development, industrially, commercially and otherwise, that it will mark a new epoch in the development of Fort William, the city whose big future is rapidly crystallizing into substantial realities.



HUGH O'LEARY, Senior Judge, Thunder Bay District:

Sir Wilfrid Laurier said this is the century for Canada. Port Arthur and Fort William are making the pace. Chicago grew as the gateway of the great Western States. These two cities, at the head of Lake Superior, have a greater Western Canada tributary and with better harbor facilities than Chicago had thirty years ago. Victoria Park presents first-class opportunities for money-making investment.

"FORT WILLIAM—THE MAIN ENTRANCE TO WESTERN CANADA"



City Hall, less than half a mile from Victoria Park

"IN OTHER DAYS, YOU'LL WONDER WHY YOU MISSED VICTORIA LAND."

Opinions of Prominent Men of Fort William



JAS. McCRANOR:

Fort William is the best city in Canada for investment. We have two hundred thousand dollars in the Avenue Hotel alone.



J. H. PERRY, Contractor:

You cannot make any mistake buying Fort William property. It is sure to rise in value rapidly, and Victoria Park is the best investment in Fort William.



JOHN KING, Wholesaler:

When I came here in 1878, there were only seventy-five white people in all Fort William, and about twenty log houses. I bought 75 feet on Victoria Street for \$5.00 per frontage foot, and to-day the land alone is assessed for \$37,500, and property adjoining mine cannot be bought for less than one thousand dollars per foot



M. H. BRADEN, General Contractor:

I have looked forward to the Victoria Park being one of the best residential properties in the City of Fort William, and anticipate a busy building season on the property this year.



F. E. GIBBS, Dominion Grain Inspector:

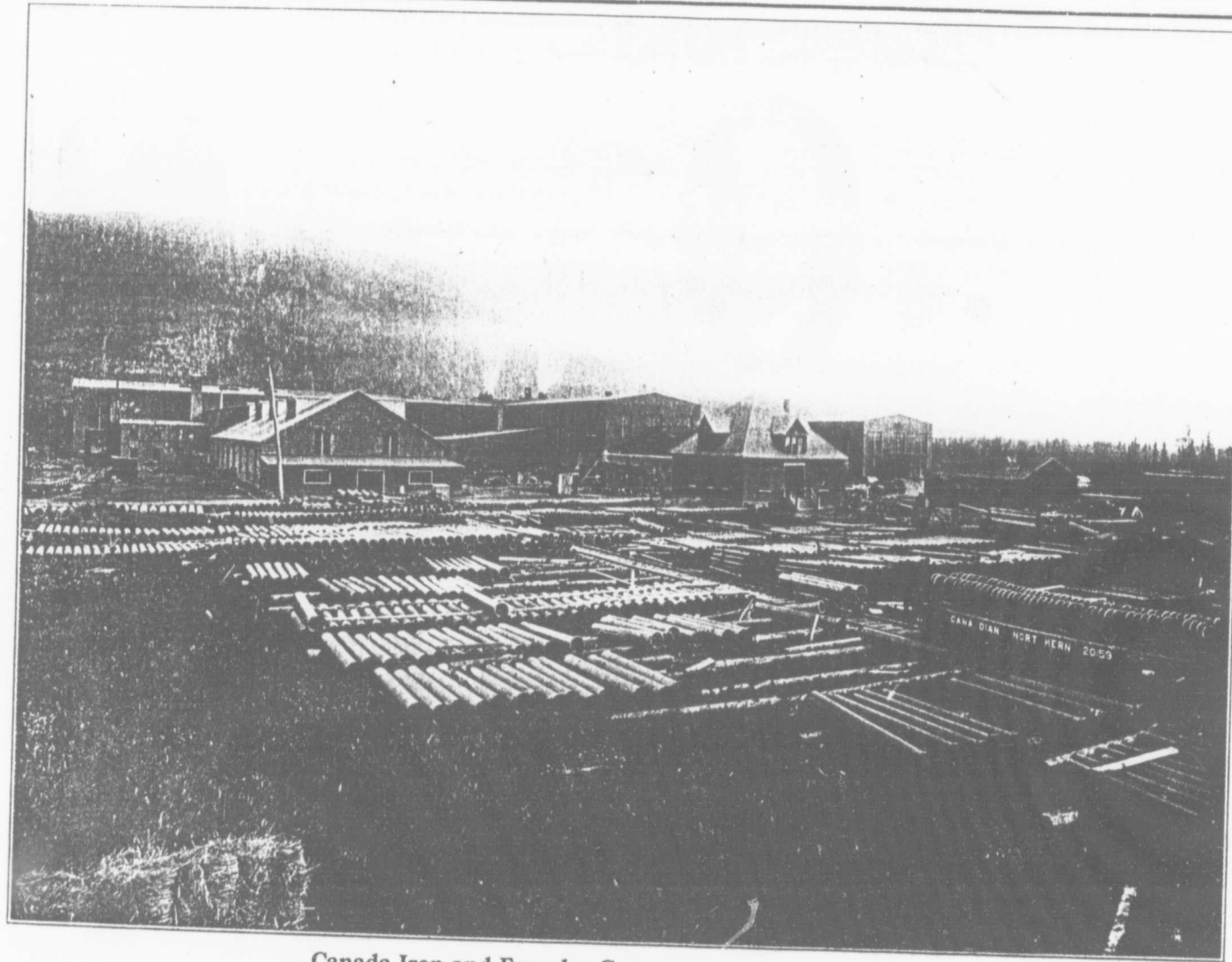
The grain business of the West is bound to make Fort William a great city, and an investment in Victoria Park will be very remunerative.



DONALD McKELLAR:

Victoria Park is very centrally located and is bound to increase rapidly in value.

"GET YOUR SHARE OF THE WEALTH WESTERN CANADA'S DEVELOPMENT IS CREATING"



Canada Iron and Foundry Company, employing 400 Men

Photo, Dec. 5. 1909

Opinions of Prominent Men of Fort William



GEO. GRAHAM, Lumberman:

Fort William is just beginning to grow. Watch it grow.



E. S. RUTLEDGE, ex-Mayor:

Conservative investments in central property are bound to produce large returns.



P. J. MANION, Capitalist:

I was one of the owners of Victoria Park. We bought it for \$80,000.00 three years ago, and sold it to J. J. Carrick for \$200,000.00, and I believe it will be worth one million dollars in less than three years.



E. R. WAYLAND, Grain Merchant:

Fort William will be the future grain market and milling centre for Canada. Its natural position at the head of lake navigation warrants this. The converging of the three Transcontinental Railways will give grain exporters and millers an opportunity to establish a sample market for Western grain, which is not possible at any other point.



^R
F. K. MORRIS, City Solicitor:

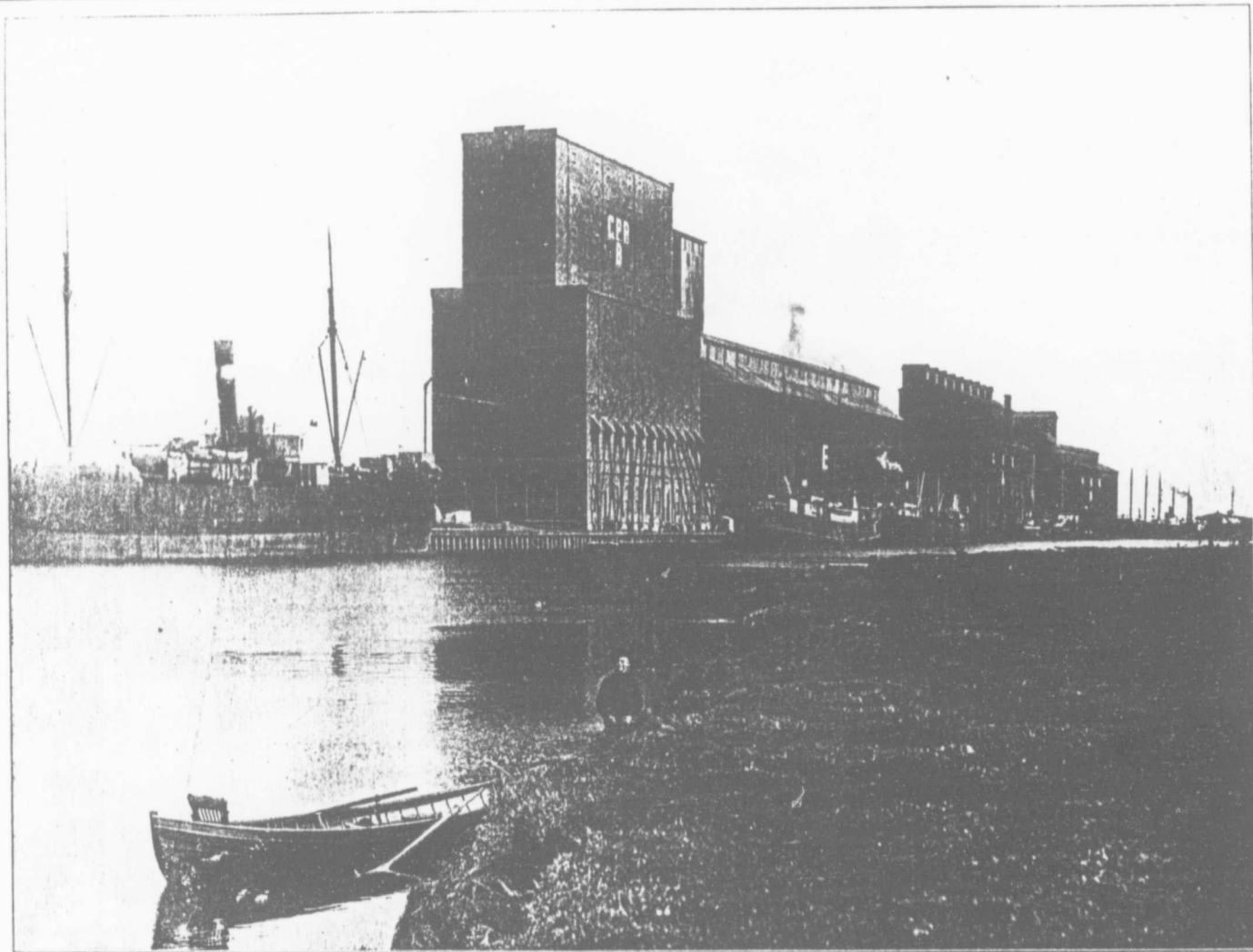
Victoria Park is very central property and in two years it will be substantially built up and should have a house in every part of it.



C. H. JACKSON, ex-Mayor:

Fort William real estate is the best investment I know of. The steady growth is assured and the possibilities are illimitable.

"DO YOU OWN ANY OF THE EARTH?"



Partial View of Harbor and C.P.R. Elevators

Photo, Dec. 5, 1909

Opinions of Prominent Men of Fort William



J. T. HORNE, Lumberman:

I purchased the first lots sold ten years ago, in Carrick Park, and when sale opens for Victoria Park will try to do the same.



ALD. S. C. YOUNG, Insurance Agent:

Fort William is destined to be one of the largest cities in Canada—situated mid-Dominion, head of the finest inland waterway in the world, the outlet of a wheat country which, with only three per cent. of the land cultivated, produced 250 million bushels of cereals in 1909. The same influences and conditions that changed Chicago from a hamlet to a city of over two million people in less than 50 years are at work here. History will repeat itself with regard to Fort William.



JOHN MORTON, Mining Broker:

The city is now built right up to Victoria Park with substantial residences, and this property is among the best now being offered in the city for residential purposes.



T. P. KELLY, Wholesaler:

Central property in Fort William is a good, safe and profitable investment, and Victoria Park has both central business and residential property.



W. STEVENSON, Manager Bank of Montreal:

I have a very favorable opinion of the prospects of Fort William. As far as I can learn, there is no city in the West or the East that has better prospects for the future than Fort William, and although it takes a little more money to carry real estate transactions at present, I consider the profits will be as great in the future as they have been in the past.

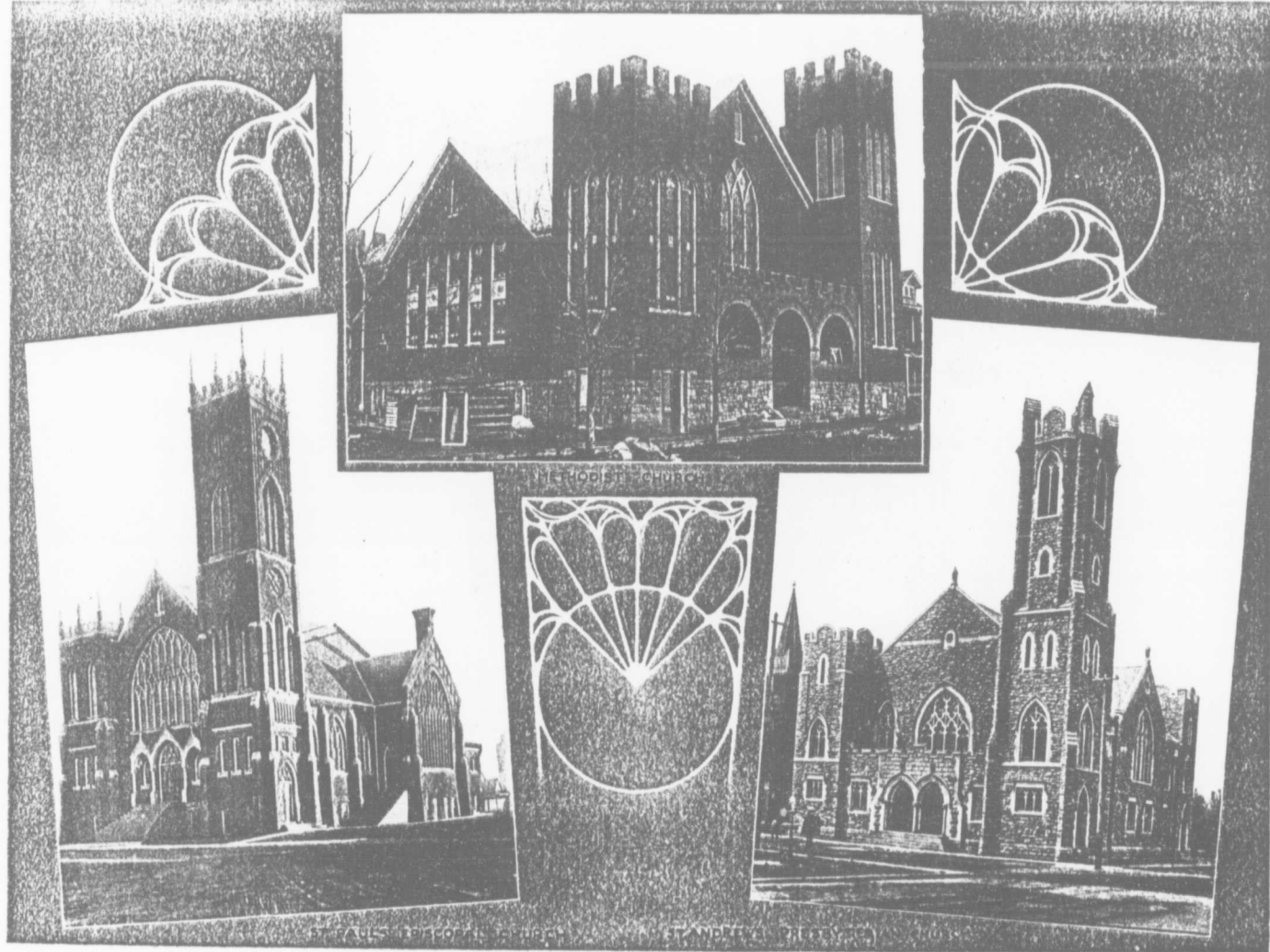


J. J. WELLS, Assessment Commissioner:

The Wiley additions (containing only 80 acres), adjoining Victoria Park, was bought seven years ago for \$7,595. It is to-day assessed for \$764,000.



Aerial View of the City of Fort William



Some of Fort William's Churches

Opinions of Prominent Men of Fort William



A. A. VICKERS, Manager Vickers, Walsh & Co.:

Victoria Park is very central property, and at present prices will make a good profit for investors.



A. SNELGROVE, Capitalist:

Property on the Neebing River will be the best residential property in Fort William. I consider any good central property in Fort William a good investment, and every lot in Victoria Park is desirable central property.



PETER MCKELLAR, Capitalist:

Fort William, at its present rate of growth, will have, in a very few years, a population of one hundred thousand, and investments in land will increase accordingly.



JAS. MURPHY, ex-Mayor:

I have great faith in Fort William and Victoria Park. At present prices is cheap property and a good investment.



H. C. HOUSTON, Manager Imperial Bank:

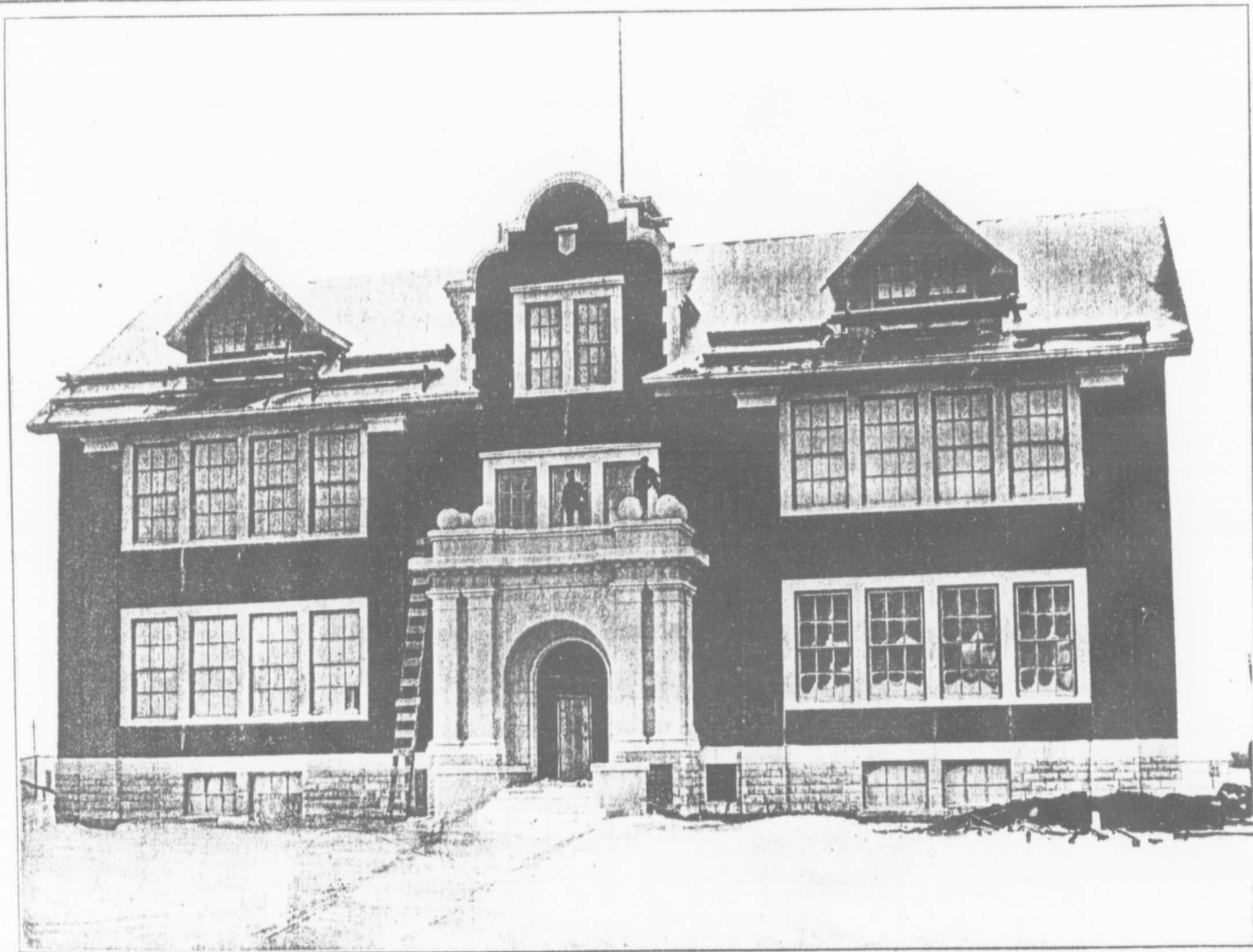
Fort William has never had a real estate boom. The rise in land values have been commensurate with the growing importance of the city. Real estate investments in Fort William, rightly made and according to one's means, should yield a sure return.



G. R. EVANS, Real Estate:

You can make no mistake by investing in Fort William. I can consciously say I am doing my friends a great kindness by persuading them to get hold of all the Fort William property they can handle.

"FORT WILLIAM—WHERE OPTIMISTIC PEOPLE LIVE"



Public School, Drew Street, 4 blocks from Victoria Park

Photo. Dec. 15, 1909

Opinions of Prominent Men of Fort William



ALFRED COOPER, Real Estate Agent:

Victoria Park is situated right where natural developments are crowding in upon it. At present prices purchasers will reap a handsome profit.



T. McCRANOR, Avenue Hotel:

I have lived in Fort William sixteen years and have doubled my money in a number of quick turnovers. The prospects are even better for future profits for inside property. Victoria Park is very centrally located.



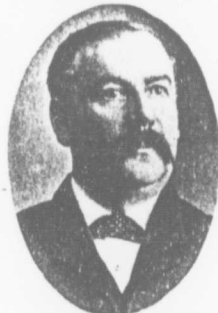
DR. W. H. HAMILTON:

Fort William has attained its present population without *boom* or *depression*. A continuous, steady, gradual, healthy growth—the softest criterion to guide the careful investor.



W. ARMSTRONG, Postmaster:

In 1904, Fort William's population was four thousand five hundred, and on November 1st, 1909, my carriers took a census, which showed it had a population of 22,000.



W. J. ROSS, Contractor:

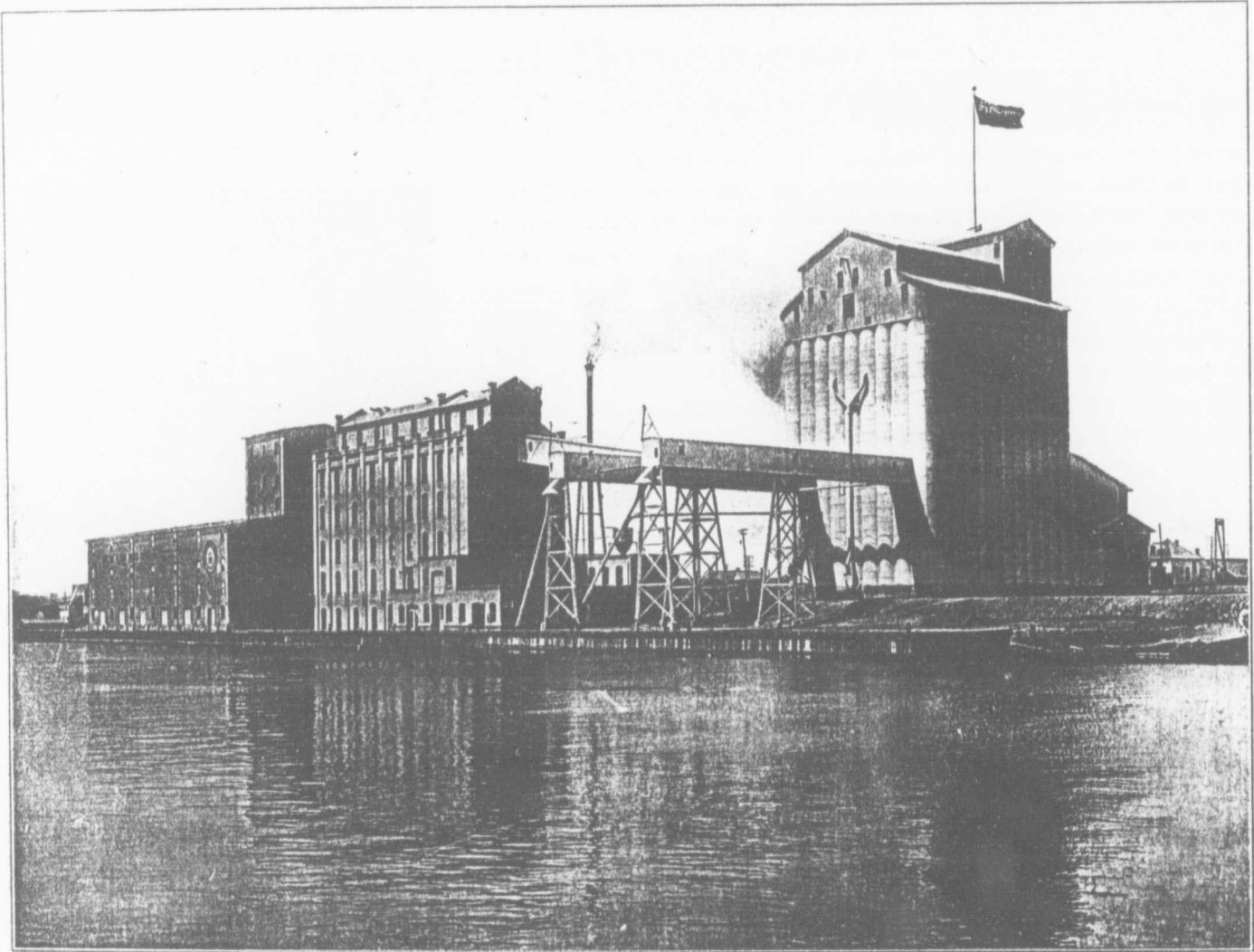
I own considerable property in the City of Fort William, none of which is for sale, as I am fully convinced that within a short time property will increase in value 100 per cent. and Fort William, in my opinion, will be one of the largest cities in the Dominion of Canada.



J. J. FLANNIGAN, Contractor:

After twenty-two years' residence in Fort William, I have come to the conclusion that things never looked better for investors than at present, and Victoria Park looks good to me.

"FORT WILLIAM—THE STRATEGIC INDUSTRIAL AND SHIPPING CENTRE"



Ogilvie Milling Co., Fort William

Photo, Dec. 5, 1909

To the Investor and Homeseeker—

Fort William, Dec. 15th, 1909



J. J. CARRICK, M.P.P.
Owner of Victoria Park

Having been actively engaged for the past six years in the Real Estate business, during which time I have handled realty transactions in the cities of Fort William and Port Arthur totalling over \$3,000,000, and, viewing to-day the marked appreciation in values of the different sub-divisions handled, I submit, with every confidence to the investing public, Victoria Park. Situated as it is in the heart of Western Canada's most promising City, and surrounded by a wealth of detail that ensure its rapid development, there is, to my knowledge, from the Atlantic to the Pacific, no sub-division which has as many desirable features.

Inside city property adjacent to realities, rather than outside property enshrouded in probabilities, has always been my hobby. Inside property, in or near established centres, usually runs into high figures, but the phenomenal successes achieved to date, I feel justifies my preference.

Figures speak for themselves. We present below a few facts in connection with two sub-divisions handled by us, the first and the last.

HIGHLAND PARK.—Twenty-five acres in the North-west portion of Port Arthur (Fort William's sister city). Assessed value in 1903, when purchased, \$5,000. Assessed value this year \$119,165.00, while the assessment for 1910 will easily reach \$150,000.00.

What in 1903 was unimproved property, is to-day one of Port Arthur's finest residential sections, with macadamized

streets, cement walks, electric lights, telephones, and water and sewerage connections throughout.

Speculative purchasers all made big profits, while home-builders secured sites at one-fifth the price asked for similar property now.

CARRICK PARK.—In December, 1906, we purchased for \$155,000, 36 acres of central Fort William property. This subdivision was offered to investors the following month, January, 1907, and the entire sub-division sold by April of the same year.

To-day Carrick Park contains some of the finest residences in Fort William, (and extensive building operations on the property are planned for the ensuing year.)

Two years ago Carrick Park was assessed for \$26,700. The last assessment figures were \$187,130, and this year the assessment will reach to over One Quarter Million.

No better field for remunerative investment exists in the Dominion to-day than Victoria Park. Values will increase, and increase rapidly. I do not expect to have a lot unsold two weeks after the property is placed on the market, and residents of Fort William, the people who know Victoria Park best, will be amongst the largest purchasers. Our reputation as Vendors of profitable realty investments is before you. Victoria Park will multiply your money.

Yours truly,

J. J. Carrick

"VICTORIA LAND—TORREN'S TITLE GUARANTEED BY THE GOVERNMENT."



Public School in Victoria Park

Photo, Dec. 15, 1909

Victoria Park

A Few Facts About
The Property

IN 1872, JOHN SILLS, a Toronto policeman, made up his mind to take Horace Greeley's advice, "Go West, young man, go West," and he did. He landed at the head of Lake Superior, in a little hamlet which eventually received the name—and which to-day is known as—"Fort William." Here Mr. Sills met an earlier settler, D. M. Blackwood by name, who sold him three hundred acres of land, later known and described as lots one, two and three Town Plot, for the sum of three hundred dollars, and there are not a few old-timers who remember the transaction and who thought at the time that Sills had got the worst of the bargain in paying such a price for this land.

John Sills died a few years afterwards and, in 1902, his widow, Mrs. Sills, sold lot one—one-third of the land—to George Marks and F. S. Wiley, of Port Arthur, the price paid being \$7,595.00. To-day this property, known as the Wiley addition, and immediately adjoins Victoria Park and is solidly built up, has waterworks, sewerage, telephone service, electric light, etc., and is assessed for \$764,000. (See Assessment Commissioner Wells' letter on another page.)

Lot two, known as Victoria Park, was purchased by J. J. Carrick, on November 15th, 1909, for two hundred thousand dollars, and petitions have been passed by the Fort William Council for street improvements, which, together with our own developments, expenditure and construction, will mean further expenditure in 1910 of over one hundred and fifty thousand dollars. The same increase in value is assured in Victoria Park as in the adjoining property, and within two years Victoria Park will be worth one million dollars.

One naturally asks, why does not the owner hold the property and reap all the profits? The reason for this is quite plain. We are property improvers and developers, and to make a success of our business we must have the co-operation of others. A great number of the lots will be sold to purchasers who will at once erect houses and improve their property, thus enhancing the value of adjoining lots. On Victoria Avenue, Fort William's main thoroughfare, business blocks will be erected which will increase the value of the entire sub-division.

During the past six years we have handled over a dozen sub-divisions in Fort William and Port Arthur, and in every instance property which a few years ago was vacant land is to-day practically built up. The property would have had a natural growth and increase in value without development, but the advancement would have been very much slower.

"FORT WILLIAM—A CITY WITH A FUTURE, BASED ON CANADA'S DEVELOPMENT"



St. Joseph's School, Victoria Park

Photo, Dec. 15, 1909

Victoria Park is less than half a mile from the most valuable business property in Fort William, property which cannot be bought for \$1,000.00 per frontage foot. It has waterworks and sewerage on part of it, and extensions will be made through the whole property as quickly as the city can undertake the work. All lots are high and dry, and the excellent drainage makes Victoria Park ideal for residential purposes.

Victoria Park has several thousand feet of track frontage. This is the closest in available track frontage in Fort William, and it will eventually all be required for business purposes. Track frontage similarly situated in cities like Winnipeg is worth from \$800 to \$1,000 per foot, and there is every reason to believe that this property, in a few years, will command equally high prices.

Two schools are now in Victoria Park, Franklin Street Public School and St. Joseph Roman Catholic School, the buildings alone costing \$100,000. Very seldom do cities grow so rapidly in population as to necessitate the expropriation and purchase of sites for school purposes of unsubdivided vacant lands, but such was the case in Victoria Park.

The Neebing River runs through Victoria Park, and as the Assiniboine, in Winnipeg, the river frontage is certain to be eagerly sought after for high residential sites.

The City Park, the only park property acquired by Fort William, directly adjoins Victoria Park on the South.

Taking into consideration the many advantages in connection with the property, we confidently believe that Victoria Park is one of the best investments ever offered.

The Sale will open on February 1st, 1910, and not a lot will be sold previous to that date. Judging from the number of applications already received for lots and the widespread interest which the placing of the sub-division on the market has created, it is anticipated that every lot will be taken within ten days. If you are inclined to make an investment in Canada's most progressive city, look into this proposition carefully. Communicate with any friends you may have in Fort William regarding the value of the property, and then write or wire your choice of lots at once.

On February 1st, allotment will be made in the order received. In writing, we would suggest that second and third choices be named, so that in event of previous orders being received for first choice, the promoters will have authority to substitute. To protect outside clients purchasers will be allowed one month in which to investigate. If you are not perfectly satisfied with the property and prices paid, the purchase payment will be promptly refunded. A price list giving complete information regarding prices and terms is enclosed in each booklet. In sending order please see that conditions of sale regarding deposit is complied with, as otherwise order will not be considered.

"BE CAUTIOUS, CONSERVATIVE, HESITATE—BUT BUY VICTORIA PARK"



Part of Victoria Park, showing Franklin Street Residences, built right up to our property

Photo, Dec. 15, 1909

"FORT WILLIAM—THE CANADIAN HEAD OF NAVIGATION."



Public School in Victoria Park, also showing immediate buildings on Franklin Street

Photo, Dec. 15, 1909

"FORT WILLIAM—THE CHOICEST REALTY INVESTMENT—VICTORIA PARK"



Corner of Victoria Avenue and Franklin Street, Victoria Park

Photo, Dec. 15, 1909

"WHEN A CITY'S POPULATION DOUBLES, REAL ESTATE VALUES QUADRUPLE"



Residences on Norah Street (between Miles St. and Cummings St.), First Street East of Victoria Park Photo, Dec. 15, 1909

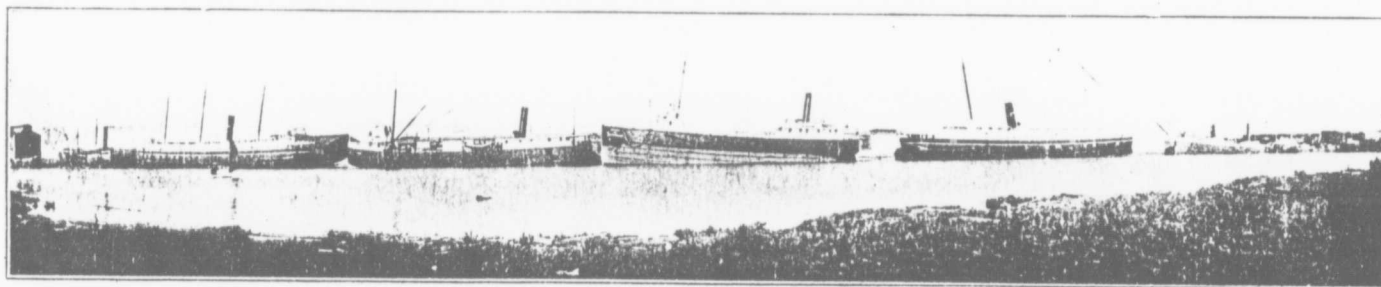
"FORT WILLIAM—THE CHEAP POWER CITY OF THE WEST"



Syndicate Avenue, Carrick Park. These Houses were all Built in 1909.

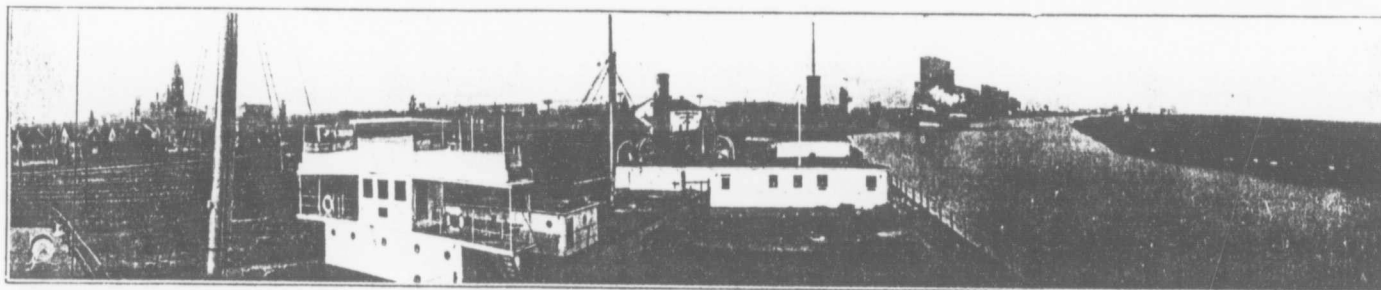
Photo, Dec. 15, 1909

"VICTORIA PARK IS SITUATED DIRECTLY IN THE PATH OF EXPANSION OF A GREAT CITY"



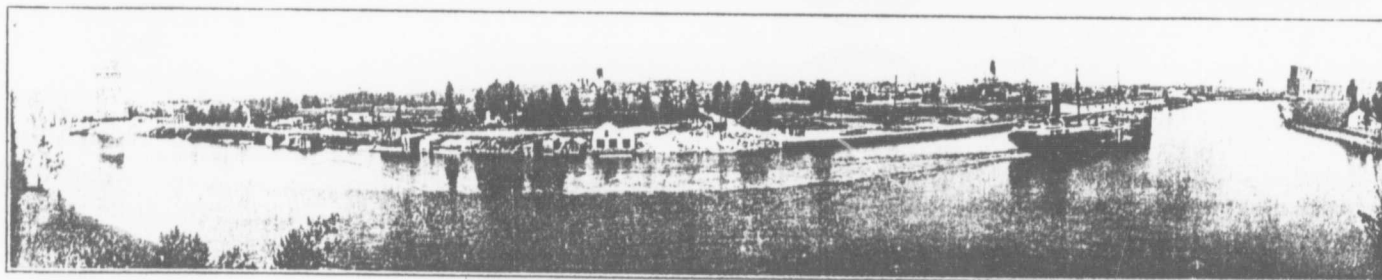
Partial View of Fort William Harbor

Photo, Dec. 5, 1909



Partial View of Fort William Harbor

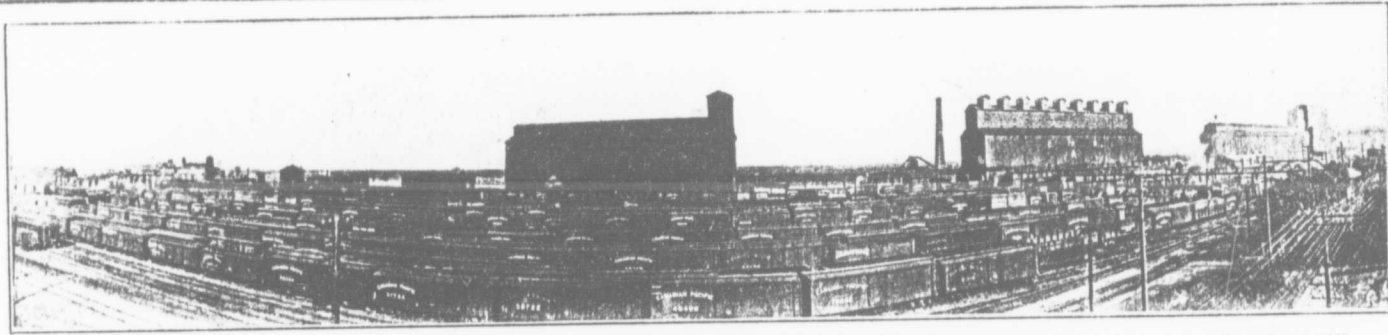
Photo, Dec. 5, 1909



Partial View of Fort William Harbor

Photo, Dec. 15, 1909

"DON'T SPECULATE—BUY VICTORIA PARK"



A Portion of the C.P.R. Freight Yards

Photo, Dec. 5, 1909



F. E. TRAUTMAN, Editor *Times-Journal*:

Growth of cities is always north and west. Victoria Park is directly in the path.



D. SMITH, Managing Director *Times-Journal*:

Sills property, on account of its elevation and natural drainage, will in a short time be one of the best residential sections of Fort William. It is central, high and dry.



T. S. SMELLIE, M.D., M.P.P.:

Fort William is destined to be one of the great cities of Canada.



JOHN MURRAY, Capitalist:

Victoria Park is good central property and anyone that buys property in this sub-division will, at least, double their money in twelve months.

"HORACE GREELEY SHOULD HAVE SAID: 'IF YOU CAN'T GO WEST BUY WESTERN LAND.'"

Victoria Park Has Torrens Title Guaranteed by Government

Langworthy & McComber,
Barristers, Solicitors,
Notaries &c.

W. F. Langworthy, A. J. McComber
Crown Attorney and Clerk of the Peace
Thunder Bay

SOLICITORS FOR
THE CANADIAN BANK OF COMMERCE
THE MOLSONS BANK
IMPERIAL BANK OF CANADA

Port Arthur, Ont. Dec. 17th. 1909

J. J. Carrick Esq., M.P.P.,
Port Arthur,

Dear Sir,

In accordance with your instructions we have examined the title to lot 2 in Concession 3 in the City of Fort William, known as Victoria Park, and we certify that this land is registered under The Land Titles Act (Torrens title) and that you are the registered owner thereof.

Yours truly;

Langworthy & McComber

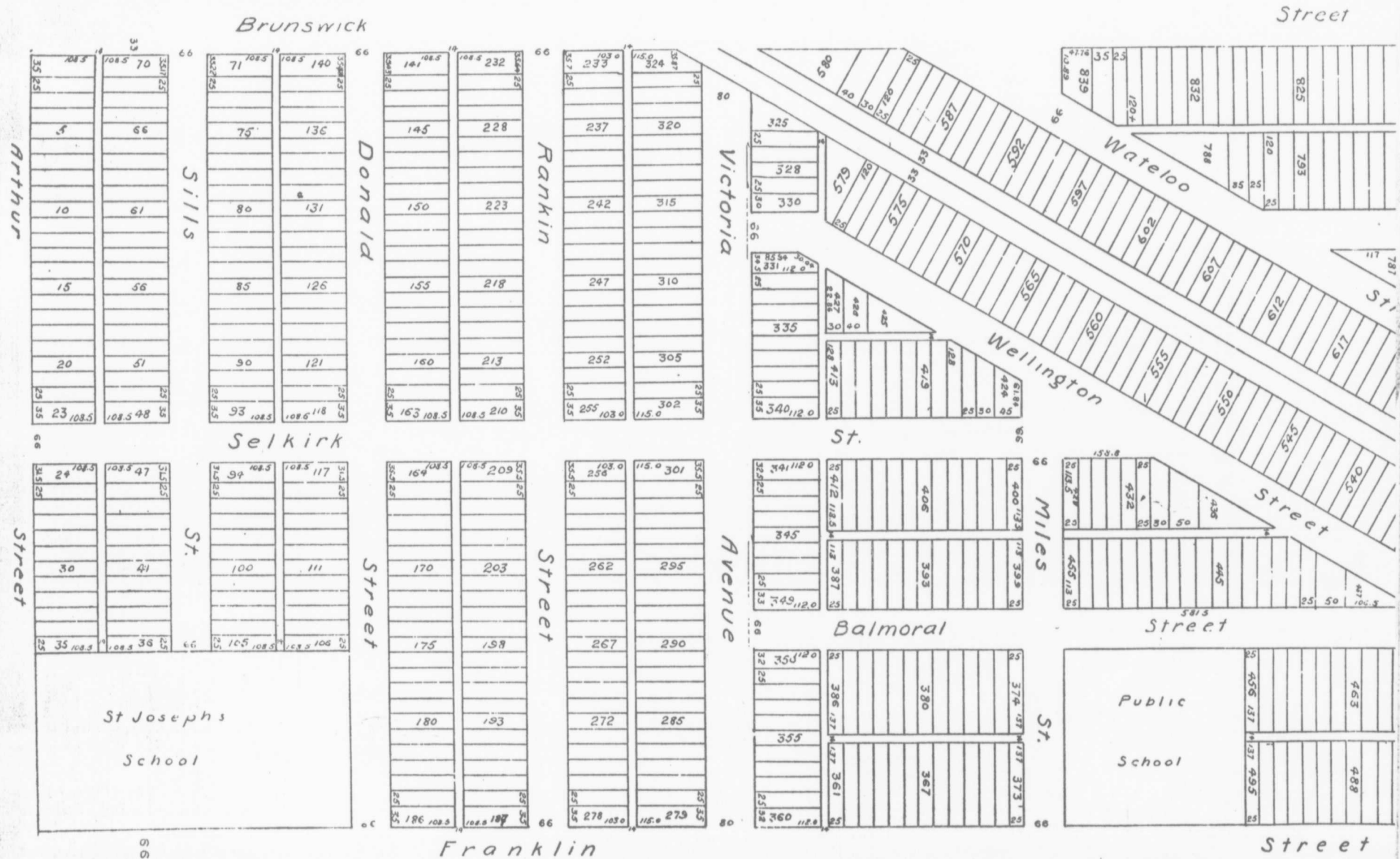
Financial Institutions

G. B. MACGILLIVRAY
433 S. SELKIRK AVE.
THUNDER BAY, ONT.
PZE 1T3

Look favorably upon Fort William. It is a city of chartered banks. We respectfully refer you for references to any of the following banks

BANK OF MONTREAL	W. Stevenson, Manager
BANK OF COMMERCE	A. A. Wilson, Manager
IMPERIAL BANK	H. C. Houston, Manager
TRADERS BANK	F. G. Depew, Manager
DOMINION BANK	W. C. McFarlane, Manager
MERCHANTS BANK	F. W. Bell, Manager
UNION BANK	C. R. Dunsford, Manager
BANK OF OTTAWA	G. B. Graham, Manager
BANK OF HAMILTON	W. H. Burns, Manager
RAY, STREET & CO.	C. W. Jarvis, Manager

"Fort William, where the Money Kings of Canada Have Invested"



Sub-division Plan of Victoria Park—Fort W



vision Plan of Victoria Park—Fort William

