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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Cradock Simpson at the Department of Agriculture.

Vol. XIII.

Montreal, June, 1900.

No. 6.

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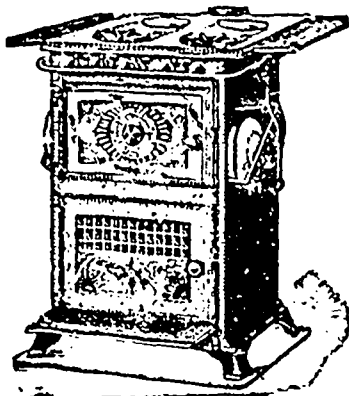
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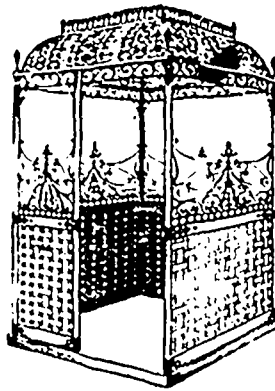
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Real Estate Record

THE Real Estate Record

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MONTHLY REVIEW.

There is nothing particularly worthy of note in the real estate transactions during the month of May, the sales having been of a miscellaneous character, pretty well distributed in residential and business properties, and building lots, and some of the transfers furnishing the usual evidences of exchanges at figures in excess of the real value.

While to the property owners who wish to make immediate sales the long-looked for improvement is disappointingly slow, and the present state of affairs not altogether encouraging, the condition of the real estate market is by no means unsatisfactory, and the outlook is generally considered to be favorable for an active fall business commencing in September.

The conditions upon which real estate values and rents depend, and which are largely outside of the control of the market, have for some years affected adversely any activity in real estate, but these conditions are gradually working into line, and it will not be long before a growing investment demand, will influence both selling prices and rental incomes.

What with the increase in prices of building materials, and a conservative tendency on the part of lenders in the mortgage loan market, there is very little speculative building going on. There is, however, a good deal of other work in progress, including the new G.T.R. office building on McGill street, and the extension of the C.P.R. station on Osborne street.

Rumors about a new up-town hotel project crop up persistently from time to time, but there is no evidence as yet of a site having been secured, and the new hotel project — like a

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good many other schemes—may not amount to anything.

Real estate auction sales this spring have been rather flat and unprofitable, and there is no probability of any change in that respect until the early fall.

The sales recorded during the month of May in the undermentioned suburban municipalities amount to \$229,990, and are as follows: -- Maisonneuve, \$40,011; Delorimier, \$1,400; Mile End, \$62,947; Outremont, \$1,438; Cote des Neiges, \$1,096; Notre Dame de Grace, \$82,481; Montreal West (Junction), \$2,316; Verdun, \$4,702; Cote St. Paul, \$660; St. Henry, \$19,930; and Ste. Cunegeude, \$13,009.

There were 155 real estate transfers in the city wards and town of Westmount recorded at the registry offices during the month of May, the particulars of which are given in other columns, amounting to \$741,749.

St. Antoine Ward.. . . .	28	\$172,266
St. Ann's Ward	4	49,750
West Ward	3	45,300
St. James Ward.. . . .	19	154,281
St. Louis Ward	8	34,746
St. Lawrence Ward	13	75,667
St. Mary's Ward	12	41,728
East Ward	1	13,094
St. Jean Baptiste Ward. 16		54,190
St. Denis Ward	18	9,769
St. Gabriel Ward.. . . .	7	16,488
Hochelega Ward	10	8,358
Westmount.. . . .	16	66,112
	155	\$741,749

During the corresponding month of last year 152 transfers were recorded amounting to \$719,822.

The real estate mortgage loans recorded during the month of May in the registration division of Montreal West amount to \$224,425. Of this amount \$50,000 was placed at 4½ per cent.; \$34,000 at 4½ per cent.; \$69,500 at 5 per cent.; \$31,500 at 5½ per cent.; \$14,300 at 6 per cent.; \$8,000 at 7 per cent.; \$6,000 at 8 per cent.; \$1,400 at 10 per cent., and \$9,725 at a nominal rate.

The 4½ per cent. loan was in one amount of \$50,000; the 4½ per cent. loans were in three amounts of \$6,500, \$17,500 and \$10,000, and the 5 per cent. were in nine amounts of

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TWO AND A-HALF STORY DETACHED Residence in best part of Westmount, for Sale. Contains eleven rooms; heated by furnace, and is in good order. Stable in rear.

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A well-built commodious Residence containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 30 feet front, by about 188 feet deep, and the vacant lot adjoining of the same dimensions can also be had at a moderate price.

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

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

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

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

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

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

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

\$10,000. \$2,000, \$4,500, \$8,500; \$12,000, \$9,000, \$9,000, \$10,000 and \$1,500.

The lenders were:

Estate and Trust Funds.. . . .	\$33,500
Insurance Companies.. . . .	82,000
Local Institutions.. . . .	16,400
Building and Loan Companies.	43,425
Individuals	49,100
	<hr/>
	\$224,425

In Montreal East the loans recorded amount to \$61,065. Of this amount \$20,190 was placed at 5 per cent.; \$8,000 at 5½ per cent.; \$30,750 at 6 per cent.; and \$2,125 at 7 per cent.

The five per cent. loans were in six amounts of \$2,000, \$5,000, \$5,000, \$1,000, \$690 and \$6,500.

The lenders were:

Estate and Trust Funds	\$14,000
Building and Loan Companies..	6,000
Individuals	41,065
	<hr/>
	\$61,065

NOTICE.

The REAL ESTATE RECORD will be delivered free of charge, to any one interested enough in Montreal real estate to leave his or her address at this office. Those of our readers who have "moved" this spring, will oblige the publishers of the RECORD by stating their present address.

TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

TO REAL ESTATE BROKERS.

The J. Cradock Simpson Real Estate and Agency Co.'s list of properties for sale is open to all regular real estate agents who wish to get customers for the firm and receive one-half the commission. The sale in every case to be negotiated through this office.

TO PURCHASERS.

The J. Cradock Simpson Real Estate and Agency Co. are al-

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 ft. front. (75-B).

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

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

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

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

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

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

DORCHESTER STREET.—A handsome stone front cottage, with all modern improvements; hot water furnace, &c. Newly renovated. Price only \$5,000. (367-B).

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

DORCHESTER STREET.—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet, and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (28-C).

DRUMMOND STREET.—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B).

DUFFERIN STREET.—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w.c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price, \$3,350. (283-B).

DROLET STREET.—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (800a-3).

DROLET STREET.—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis square. Price, \$4,200. (895a-3).

ERNEST STREET.—Stone front three-storey tenement, containing six dwellings, all well rented; furnace in each flat; close to St. Louis square and St. Denis street cars; will all ways rent well. (17-4).

FORT STREET.—A well built solid brick cottage, on stone foundation, with extension, heated by Daisy furnace; newly papered and painted and in good order throughout; plumbing arrangements perfect. Price, \$5,500. (19-C).

FULLUM STREET.—A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

HUTCHISON STREET, MONTREAL ANNEX.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (829b-3).

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890b-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough repair. First-class opportunity for any one wanting a good house for their own occupation. Price, \$6,500. (152-B).

KNOX STREET.—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

LATOUR STREET.—A block of two brick tenements and one self-contained house, with a frontage of 133 ft. on Latour street, and 24 feet on St. Monique street. Good site for factory. (25-C).

LAVAL AVENUE.—A well built stone front house, close to St. Louis square, in good order, price only \$3,500. (319-B).

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (255-B).

LAVAL AVENUE.—A well built three-storey tenement building, near St. Louis square, four dwellings heated by hot water furnace; built about three years ago, well rented to good tenants and always in demand. (25-4).

LATOUR STREET.—A four-storey brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B).

LINCOLN AVENUE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B).

ways ready to place their services at the disposal of any intending purchaser of real estate, who need have no hesitation in availing himself of them, it being the regularly understood custom in Montreal that the agent's commission is paid by the seller in the event of a sale.

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Beautiful Situation. Moderate Price.

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THE REAL WORK.

We must be here to work,
And men who work can only work for men.

And, not to work in vain, must comprehend

Humanity, and so work humanly,
And raise men's bodies, still by raising souls,

As God did first.

—Elizabeth B. Browning.

Follow the Christ, the King!
Live pure! Speak true! Right wrong!
Follow the King!

Else wherefore born?

—Tennyson.

—The end of life is not money, but duty; the law of life is not competition, but co-operation; the bond of life is not self-interest, but brotherhood.
—Rainsford.

—The truths which men discover are their servants, not their masters. When a man of science has, by the action of his own mind, developed some hidden law of nature, some general principle of life, that discovery is as if it were his own creation, which might have been lost to the generations but for him. As one of the forces of the world it is an agent, not a lord—to be used, not obeyed. No matter whether it be in physics or morals, the truth has been subjected to man's authoritative tests, has been fused in the crucible of his own mind, has passed under the die of his moulding power; and when it comes forth for the currency of general thought it bears the image and superscription of man, not of God.—A. H. Vinton.

LUSIGNAN STREET.—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

MACKAY STREET.—A full-sized stone front house, below St. Catherine st., with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (798-3).

MANCE STREET.—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (260-B).

MANCE STREET.—A 3-storey house, containing twelve rooms, heated by hot water. Price \$4,500. (43-C).

MANSFIELD STREET.—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217B).

MANSFIELD STREET.—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price, only \$8,750. (697-3).

McGILL COLLEGE AVE.—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two-storey solid brick shed in rear. (897-3).

McTAVISH STREET.—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (896-3).

METCALFE STREET.—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (365-B).

METCALFE STREET, above Burnside.—A full sized stone front house with all modern conveniences and in good order, well rented. Price, \$10,000. (838-B).

METCALFE STREET.—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B).

MOUNTAIN STREET, Near SHERBROOKE.—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MULLINS STREET.—Brick encased tenement, two dwellings, rented for \$192 per annum. Good stable in rear. Price, \$2,650. (8-c).

ONTARIO STREET.—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

PARK AVENUE.—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).

PEEL STREET.—A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water, furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

PINE AVENUE.—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B).

PINE AVENUE.—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (665-3).

PINE AVENUE.—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor: large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should command itself to anyone wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

PRINCE ARTHUR STREET.—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208B).

PRINCE ARTHUR STREET.—A comfortable stone front house, with all improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

SHERBROOKE STREET.—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).

SEIGNEURS STREET.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and

REVERIES OF A BROKER.

It was Saturday night. The office help had departed. The Broker stood by the window, gazing out upon the hurrying crowds below, while the incidents of the week's business passed in review before his mind. The rule laid down by Marc Antony regarding the survival of good and evil deeds might well be extended to include the memory of pleasant and disagreeable incidents, for certain it is that the recollections of disagreeable incidents have a tenacity of life that happy memories cannot equal.

"So Jenkins would not trust any real estate shark with an option on his property," the Broker mused. "Well, that is sad. When I was a boy at work in the old grist mill by the little river, a farmer would occasionally come along and announce his conviction that the honest millers were all dead. Then, until his grain was weighed, he would watch every motion as closely as a cat watches a mouse. We always took particular pains to examine his load for screenings, musty grain and sand in the bottom of the bags and found them often enough to justify our caution, for the man who suspects everyone else of dishonesty will usually bear watching."

"Three-quarters of the crookedness in the real estate business is worked by the client and not by the agent. 'Tis strange, but true, that about every third man thinks it perfectly legitimate to beat the government out of taxes and the real estate agent out of his commission. Men who pay their other obligations promptly, will go through contortions that would arouse the envy of a circus performer to avoid paying a real estate agent the commission he has honestly earned. Of course it is unfortunate we are not all angels, but if I believed the percentage of dishonest realty dealers was any larger than the percentage of dishonest lawyers, doctors, merchants, or landlords, I would get out of the business next week."

The Broker paced rapidly across the room a few times, then in a more judicial frame of mind resumed, "There are two sides to most questions; I suppose there are to this one. There are some dishonest real estate men, who bring disgrace upon the business and disaster upon themselves. It's queer men cannot learn that honesty is the best insurance policy. In no vocation in life does honesty count for more than in ours. The only men in this city who have been really and permanently successful as real estate

well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

SEYMOUR AVENUE.—Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).

SHERBROOKE STREET.—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. (793-3).

SHAW STREET.—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).

SHERBROOKE STREET.—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41 x 47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).

SHERBROOKE STREET.—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

SHERBROOKE STREET.—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

SHERBROOKE STREET.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements: sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).

SHERBROOKE STREET.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).

SHERBROOKE STREET.—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$3,500. (30-C).

SHUTTER STREET.—Two substantial stone front houses containing ten rooms each, in perfect order. Hot water heating. Price only \$7,500 each. (319-B).

SUMMERHILL AVENUE.—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).

SOUVENIR STREET.—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).

ST. ANTOINE STREET.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).

ST. ANTOINE STREET.—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).

ST. ANTOINE STREET.—A full size stone front house, in good order, contains fourteen rooms. Lot 2½ ft. by 139 ft. Price \$6,000. (210-B).

ST. ANTOINE STREET.—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).

ST. ANTOINE STREET.—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$8,750. (194-B).

ST. CATHERINE AND MARLBOROUGH STREETS.—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).

ST. CATHERINE STREET.—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).

ST. CATHERINE STREET.—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).

ST. CATHERINE STREET.—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

ST. DENIS STREET.—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).

ST. DENIS STREET.—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).

ST. DOMINIQUE STREET.—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B).

ST. DOMINIQUE STREET.—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be

dealers, are those whose dealings are above the suspicion of reproach. Good judgment, shrewdness, expert knowledge of values and wide acquaintance are all desirable qualifications, but if an agent does not possess the confidence of people he cannot succeed. That confidence can only be obtained by always being honest and upright. The relations between an agent and his patron should be as free and confidential as those between a lawyer and his client. If real estate investors would only select some reliable agent, give him their entire confidence and rely upon his judgment, there would not be one-half as many soreheaded, disappointed investors. Successful business is no longer done on the haphazard plan. If a man wishes to buy anything of which he himself is not a judge, he had better go to some dealer in whose judgment and honesty he can trust and abide by his decision. That is a good rule, no matter whether he is buying a piece of real estate, a horse, a piano, or a box of cigars. This is an age of specialties, and the man who thinks he knows more about some outside business than does the specialist in that line is apt to learn his mistake by costly experience."

"Come to think," continued the Broker, as he turned from the window. "I know what ails Jenkins, that he talks so wildly of real estate sharks. A few months ago the promoter of one of those balloon towns came to the city and offered him some choice lots on the main street. He told Jenkins he could get in on the ground floor, before the boom, which was sure to double up values, had boomed. A big hotel, three railroads, several factories and a magnificent court house were already located—on paper. Jenkins asked my advice and I told him if he wanted to gamble he had better try faro, or roulette, or some such game. It was more exciting, and while he would lose his money in either case, he might as well have as much fun as possible. Of course my advice did not please him and he bought the lots. The promoter was right about the ground floor. Jenkins was flooded beyond question. When he went a few weeks later to inspect his city lots, he had to hire a guide to show him through the jungle. A Pinkerton detective could find no trace of railroads, factories, or hotel. Since then Jenkins has no use for real estate agents, although by taking the advice of one he might have saved several thousand dollars."

sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B).

ST. FAMILLE STREET.—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (20-C).

ST. FAMILLE STREET.—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).

ST. FAMILLE STREET.—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818½-3).

ST. FAMILLE STREET.—A stone front full sized house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).

ST. GEORGE STREET.—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).

ST. HUBERT STREET.—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).

ST. HYPOLITE STREET.—Brick encased tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (887-3).

ST. LAWRENCE AND ST. CHARLES BORROMEE STS.—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-B).

ST. LOUIS SQUARE.—A full-sized stone front house, 27 x 40 feet and extension heated by hot water furnace, dining-room, and small conservatory on the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).

ST. MARK STREET.—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (525-B).

ST. MARK STREET.—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B).

ST. MARK STREET.—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).

ST. MATTHEW STREET.—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).

ST. MATTHEW STREET.—Two neat 1½ storey stone front cottages, containing nine rooms each, heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).

ST. MATTHEW STREET.—A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (32-C).

ST. PATRICK STREET.—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-4).

ST. URBAIN STREET.—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).

ST. URBAIN STREET.—A brick encased cottage in good order. Price only \$2,200. (265-B).

ST. URBAIN STREET.—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).

ST. URBAIN STREET.—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).

ST. URBAIN STREET.—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).

SUSSEX STREET.—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).

TORRANCE STREET.—A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).

TOWLER STREET.—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).

TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$300 less than city assessed value. (354-B).

"If the truth were known, a good share of those who denounce real estate investments, have at some time put their money into some such wild-cat scheme, instead of making a conservative home investment. An excellent rule for the small investor to follow is this: "The city that is good enough to live in and do business in, is good enough to invest money in. The man who gambles in real estate must take the gambler's chance, but the man who invests with good judgment, looking only for legitimate profits, makes about the safest and surest investment in the world."—The American Register.

HOME THOUGHTS.

The Value of Good Cheer in a Household—Exotic Influence of Good Humor and a Hopeful Outlook.

Years ago, when country roads were dark in a fashion not now understood, when houses stood far apart and were dimly lighted, a man was thought to be a public benefactor who put a lantern at his own gate, "to burn until bedtime," a dear woman who lived at a bad turn of a heavily shaded highway, set a light in her window for pure love of her fellow-men.

The cottage in which she lived was in a slight depression below the level of the road, and its gable looked that way. Each night a large, well-trimmed lamp was placed upon a little stand, close to the small sash, and, between the white curtains, shone out with clear and steady light. Passers-by coming for half a lonely mile beneath dense shade, or in winter nights through mire or snow, came suddenly upon this cheerful sign of life, and knew it meant "Help is every ready here." Regular travellers by the thoroughfare anticipated it with pleasant expectation, wayfarers and chance passers—that way were instantly encouraged and made glad. It was a type of her life, her household; not for those she loved alone did she send forth light, but it was always like coming into sunshine to be in her vicinity.

Years after the light in the cottage gable was for ever quenched, Mrs. Kate Upton Clark published a bright and wholesome weekly paper, which she called Good Cheer; to my pleasant surprise, I saw that she had taken a latticed window with a light shining behind it as the symbol of what her paper intended to do for the world. It has remained to me the expression of

UNIVERSITY STREET.—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office. (67-B).

VALLEE STREET.—A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

VERSAILLES STREET.—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).

VICTORIA STREET.—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 23½ x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET.—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Dairy furnace. Price only \$4,000. (829-3).

VICTORIA SQUARE.—Two stone front stores, with dwellings above, rented to good tenants; in very good order. (17-B).

VICTORIA STREET.—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-b).

VICTORIA SQUARE.—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

VICTORIA STREET.—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

VICTORIA STREET.—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

WELLINGTON STREET.—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

WELLINGTON STREET.—A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 36 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft deep, and are situated in the best part of the city. Specially good terms given to parties building.—(11-B).

Business Properties And Building Lots FOR SALE

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ATWATER AVENUE.—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (384-B).

BLEURY STREET.—A vacant lot of about 36 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (388-a).

CANAL AND BASIN STREETS.—A block of land 137 feet x 192 feet, with two-storey brick buildings thereon, all in A1 order. A new American water wheel was put in May, 1898, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

what the outgoing influence of family life ought to be.

The depressing effect of certain visitors or of entering certain homes is too well known to need illustration. And usually this saddening influence comes from persons who have little to endure. A well-dressed woman, whose cheeks are rosy and whose eyes are bright, full of life, and well up in the fashions, awaits you in your drawing-room, and you meet her easy smile with a mental assurance of her entire well-being. When, at the end of a twenty-minute visit, she says, "Good-by," you feel as if you had visited a field hospital after a battle. You have been told of severe illnesses, of threatening misfortune, of impending disgrace, of family disagreements, of whispered scandals, until the world seems wrapped in gloom.

So, under certain roofs, it is always the shadowed side which is uppermost; if it is only the natural culling of paragraphs from the morning newspaper, you hear only of railway accidents, and sudden deaths, and business failures, until the well-filled sheet teeming with the interests of the world appears under the perverted eyes of the reader to be a mere record of casualties and deaths.

A hearty genuine laugh from one whose nature leads him to seek "the side that's next the sun" is of more value as a tonic than many bitter herbs. In an outlying camp where a regiment did picket duty, on the shore of the Potomac, the heat of a fierce August sun and the dews of the chill nights played havoc with the health of men unaccustomed to the field. Bad food, inaction half the day, alternating with hard drill in a temperature of 90 degrees brought on various disorders hard to bear. No hospital tent afforded such scant comfort as these apologies for better things can give; the men lay on their blankets slowly losing strength. At the head of their "company street" their captain's wholesome hearty nature did what it could to impart energy and firmness. Coming up through the other end of the narrow way between the tents you would sometimes hear a ripple of laughter running from one to another, as fire catches in dry grass and runs from tuft to tuft. If you asked the cause your answer would be: "The Captain is laughing up at the head of the street"; it was the mere contagion of joyousness from an overflowing, cheerful nature, which had this happy result. The joke never reached the ears of the sick men, but the laugh which it brought forth was so sincere and honest that it echoed through the

CARLTON ROAD.—A magnificent block of land, about 94½ feet by 140 feet deep, area about 13,293 feet; an ideal site for a first-class residence. (40-C).

CEDAR AND PINE AVENUE.—A block of land 137 x 192 feet, with 161½ feet on Cedar Avenue. Delightful situation for villa residence commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

HATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (81-B).

CITY COUNCILLORS STREET.—A brick building, occupied as shop with dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-4).

COLL DES NEIGES ROAD.—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price, \$1.25 per foot. (184-B).

CRAIG STREET.—A block of brick stores well situated on the best business part of the street. Annual rent \$1,500. (310-B).

CRAIG STREET.—Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the best sites in the street for warehouse or manufactory. (20-C).

DELORMIER AVENUE.—A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; low price. (290-B).

DELORMIER AVENUE.—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft., of land with the buildings thereon, erected, viz.: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B).

DORCHESTER STREET.—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B).

DORCHESTER STREET.—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3).

DORCHESTER STREET.—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 82,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (22-C).

DRUMMOND STREET.—Three choice building lots above Dorchester street, 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

GREY NUN STREET.—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

GUY STREET.—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (341-B).

McGILL STREET.—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 45,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B).

NOTRE DAME STREET.—A very desirable building lot, near Sohmer Park, 82 ft. x 60 ft.; would be sold on very easy terms. (6-C).

NOTRE DAME STREET.—A large block of land on eastern part of this street, containing an area of 45,000 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (335-B).

NOTRE DAME AND ST. MAURICE STS.—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (286-B).

NOTRE DAME STREET.—Nos. 792 to 800, a lot of land 107 ft front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fulum street, and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer (256-B).

NOTRE DAME STREET (East).—A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial buildings thereon. Owner anxious to sell. (241-3).

NOTRE DAME, CORNER BOURGET STREET.—A very desirable building lot in this progressive locality; 90 ft. front, 75 ft. deep; no waste ground; all available for buildings. Terms to suit. (33-C).

FAPINEAU AVENUE.—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a).

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a mitoyen wall available. (297-B).

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B).

RICHMOND STREET, corner of Basin street.—A large property with two street frontages and lanes on the other two sides, containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

SEIGNEURS STREET.—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for block of tenements. (12-B).

hearts of the languid invalids and helped them perceptibly.

The very tone in which the head of a house says: "Good-morning" has its effect on your breakfast. It can be made to convey an idea of good fellowship, of pleasure at meeting after the hours of darkness, and subtly suggest that the coffee is fragrant and the bacon crisp. On the other hand, his early greeting may be made after such a fashion that you hesitate to chip the shell of your egg lest you should find it far from that condition which our English cousins call "new laid."

There is much gained, by the way, in the general kindness of family life, by carefulness about this morning greeting. Cordial welcome to the new day and its possibilities, a sense of pleasure in gathering round the table, persevered in as a habit, strengthens the family unity. It is churlish not to extend this also to those who serve us; why should we not sweeten their dull routine of labor by wishing that this shall be a good-morning for them as well as for ourselves?

In our material belongings we are scrupulous to keep the "seamy side" concealed; why should we not see in this instinctive, universal habit an indication of what is wise in our mental and emotional experiences? God knows the rents and rendings of our complex lives are often enough too harsh and deep to be concealed, but let us sedulously endeavor to hide that which mars and disfigures while it is yet trifling enough to be veiled, and set forth what is fair and sweet and pleasant to human eyes, as far as it is possible for us to do so.

Nature just now is busy day and night with labor to this end. Not a bit of trampled roadside, not a gaping hole dug out of the bosom of the earth, not a spot from which a sod has been torn, not a grave that has been heaped with bare earth but finds her laboring in sunshine and shower to restore the green mantle defaced by man and embroider it with flowers. Not a bare rock on which she does not lay a patch of tender moss; not a dying tree-trunk she does not beautify with lichens.

To ignore trifling annoyances, to avoid, ultra fastidiousness, to condone human frailties, "remembering whereof we are all made"; to think the east wind will "go around to the south," to believe that "the darkest hour is just before dawn." in a word, "to make the best of things," is to become a public benefactor, without profession of philanthropy.

SHAW AND GAIN STREETS.—block of lots only 52 to 80 feet deep; very favorable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

SHERBROOKE STREET.—A very desirable corner lot on the east end of the street, 50 feet by 107 feet, near Logan's Park. Close to Amherst street cars. Reasonable price. (315-B).

SHERBROOKE STREET AND LAVAL AVENUE.—A fine block of land forming the corner of the above streets, having an area of 43,000 feet, with handsome stone residence and stable. House and stable with 10,000 feet of land would be sold separately. (277-B).

SHERBROOKE, COR ST. ANDRE ST.—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

SHERBROOKE STREET.—A fine property west of Park Avenue and coming over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high-class residential site centrally situated. (B-382).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

S. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 feet x 110 feet, will be sold for \$825 cash, to a prompt buyer. (260-B).

ST. CATHERINE STREET, Corner of Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

ST. CATHERINE, corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No waste ground, just the right size for a shop, lane in rear. (202-B).

ST. CATHERINE STREET.—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119: (885-B-3).

ST. CATHERINE STREET, corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CATHERINE STREET, corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CHARLES STREET.—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre st. cars. (165-B).

ST. CATHERINE STREET—Between Amherst and Wolfe Streets, cut stone front business property, containing three stores, all well rented. This building stands on lot about 42 feet front by 118

feet deep, and yields a net revenue between seven and eight per cent.—(27-4.)

ST. DENIS STREET.—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392b-B).

ST. JAMES STREET.—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$16.50 per foot. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

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

ST. JAMES STREET.—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

ST. LAWRENCE STREET.—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. Inquiries solicited. (297-B).

ST. LAWRENCE STREET.—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

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

ST. PAUL STREET.—A substantial stone warehouse, forming corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

ST. PAUL STREET.—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (831-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street, well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

ST. PETER AND ST. SACRAMENT STS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

ST. SACRAMENT STREET.—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

The present fad of talking of the decadence of the world, of literature, of man, is very detrimental to public and private cheerfulness. These are not degenerate days in which we live? Evil is more known and talked about, great fecundity of thought has brought forth strange creatures who startle us, but there is no good thing in the past of the world that we may not keep if we will, and never has there been so much that was ennobling and uplifting in the lives of men and women as now, in this our day and generation.

The wide stream of human knowledge and mental activity let loose by opening the fountains of general education is turbulent and overflows the banks of reason and sometimes of decency, but it is a stream of living water, and we must conserve our heritage of moderation and cleanliness by our own individual effort, and not sit still and see our children and our habits of life swept away upon its fierce tide. If it were not for the dreaded floods of the Mississippi its bottom would fill up and its broad bosom cease to be navigable; extraordinary outbursts of natural forces do not mean that the world is dying.

We get in a sad way of talking of everything — society, literature, art, religion, all that makes life rich and beautiful. Let us look back fifty years and deliberately compare the state of all these things here in our own city, in the time of our remembrance. We have lost simplicity, we have lost republican dignity, we are subservient to our riches, which have come too fast for our healthful use of them, but these losses are our own fault, not irrecoverable unless we choose to let them float away from us. The condition of all the bases of progress under the heads of which I have spoken above might aptly be symbolized by a comparison of the water supply of our city in 1825 and 1898. As we are told in an interesting reminiscent column recently printed in the Evening Post, of the paltry wooden pumps from which laboriously a pail of water was drawn, and then contrast our stately aqueduct, which pours its abundance into every dwelling, and sends the bright columns of fountains into the air, we feel that the richness of this gift is beyond computation in its effect on life's comfort,—healthfulness, and pleasure.

Take every item of what makes up the sum of life and its activities and we would find the same result. This is a time to find every day some new source of enjoyment in life; you can-

VALLEE STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price (368-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE.—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (434-B).

ARGYLE AVENUE.—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARCADE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE.—Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (268-B).

CAMPBELL STREET.—Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLANDEBOYE AVENUE.—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97ft x 130 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out; has large drawing room full depth of house, library,

- dining room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).
- COLUMBIA AVENUE**—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900b-3).
- COTE ST. ANTOINE ROAD**—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (340 B).
- COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.**—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).
- COTE ST. ANTOINE ROAD**, corner of Victoria Avenue—A fine block of land, having a frontage of 135 ft. on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).
- COTE ST. ANTOINE ROAD**—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).
- COTE ST. ANTOINE ROAD**, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).
- COTE ST. ANTOINE ROAD**—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).
- DORCHESTER STREET**—Two handsome stone front houses, just west of of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3).
- DORCHESTER STREET**—Three choice lots near Claudeboye Avenue, each 25 feet front. (205-a).
- DORCHESTER STREET**—Six stone front 2 1-2 storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).
- 4140 DORCHESTER STREET**, (Westmount)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).
- DORCHESTER STREET**—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (275-B).

not walk a public street without having seen something to enrich your mind and gladden existence. Let us take issue with despondency and break a lance against fear and rejoice in our day. Let a cheerful confidence in our countrymen, in our institutions, in our means of civilization and progress take root in our hearts and live in our families. Where wrong exists, let us do our share to quell it in our own homes and private lives; in the aggregate these becomes the "public" we are ready to deery. Let us as Christian nities honestly believe and show that "all things work together for good to them that fear God," and realize with what steadily increasing splendor life has grown beautiful and rich since we came into this world.—The N. Y. Evening Post.

THE SECRET OF SUCCESS.

Enough and too much has been written for boys as to the way in which they may regard the world as their oyster to open at their will. Strength, instead of purity, of will has too often been represented as the most desirable of attainments. Now we do not doubt for one moment that this element of great will-power is an important element in the building up of character. Without it nothing can be achieved that is worth achieving. But mere strength of will may be, and often is, accompanied by the worst traits in human character. We need not accept all the deductions of Schopenhauer to agree with him that what he calls the "will to live" is a root of all the crime, sensuality, and base unsatisfied longings which make up the carnal side of human nature. It is true that Nature herself implants this forceful will to live in every one of us, and that without it the human race would soon cease to exist when confronted with the terrific forces of the material universe.

It is true that great and beneficent discoveries are due to the persistence of this intense will in us. It is even further true that many noble qualities, and no little of the social and humanizing elements in life, are intimately connected with a powerful will. Many of the great human scourges of the race have, unconsciously and unintentionally, done immense good for mankind through the possession of this vast overflowing energy. "There shall be no Alps," said Napoleon in his selfish desire to conquer Italy, and the result was the wonderful roads which connected Northern and Southern Europe. If ever there was an example on a colossal human scale of the "will to live," it was embodied in Peter the Great, an awful and drunken barbar-

ELM AVENUE.—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE—A choice building lot, having an area of about 2,700 ft.; moderate price to a prompt buyer. (203-B).

ELM AVENUE—A double detached stone front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3).

ELM AVENUE—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-3).

GLADSTONE AVENUE—A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price, \$5,000. (386-A).

GREENE AVENUE—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE—A fine two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).

GREENE AVENUE—A valuable building lot, forming the corner of Prospect Ave., 90 ft. by 73 ft., only 42 1-2 cents per foot. (287-B).

GREENE AVENUE—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms; in good order, a nice comfortable house for a small family. Price, \$5,000. (235-B).

GREENE AVENUE—Two well situated building lots, each 25 ft. x 102 ft. no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

HALLOWELL AVENUE.—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

IRVINE AVENUE—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each, Price, \$4,850 each. (204-B).

LANDSOWNE AVENUE—Six good building lots, near Cote St. Antoine Road, each 21 feet x 62.1-2 feet. (307-B).

LANDSOWNE AVENUE—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3).

LEWIS AVENUE—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price \$3,700 (896B-3).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (733-3).

MONTREAL WEST—A new brick cottage, close to railway and electric cars, in good order; low price, easy terms. (874-B).

MOUNT PLEASANT AVENUE—Two storey red stone front house, with extension kitchen, Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. 363-3).

MOUNT PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, commands the finest view on the island. (107-B).

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).

OLIVIER AVENUE—A modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22. C).

PROSPECT STREET—Two new two storey cottages, every convenience, close to Greene avenue, fine view, etc., well built in every respect. Price only \$4,250. (287-B).

PROSPECT AVENUE—Three storey dwelling, situated on lot about 22 feet front, has hot water heating, open plumbing, and both electric light and gas. This house is nearly new and is in good order, owner would exchange for suitable country property not too far from Montreal.—(89-C.)

ROSLYN AVENUE—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—cemented basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).

ROSLYN AVENUE—A semi-detached pressed brick and Ohio sandstone house, on lot 30 feet front by 111 feet deep. This house has all modern conveniences, hot water heating;

but see what he did for Russin. In this world, whose ultimate problems we do not pretend to solve, the will to live, with all its potential consequences, is a great fact without which the human race would gradually die out.—London Spectator.

THE MEASUREMENT OF MEMORY.

Although the methods used for measuring the memory may have been crude, as they still are, it is nevertheless a great advance to be able to introduce the concept of measurement into this problem at all. So far attempts have been made to measure but one kind of memory, the direct faculty of acquisition. The experiments deal with the number of memory-images that can be stored up at a single trial, without allowing the subject time to rest. This is called in English the "mental span" of the memory; I have proposed for it the term "faculte de prehension."

Several successive investigations have already been made on the measurement of the memory for figures and syllables; these are localized memories, the development of which cannot be considered as a sign of the development of the other memories; we must, therefore, make many reservations in interpreting the conclusions to be drawn from these experiments. The experiment may be made as follows: a series of figures is read to the subject at a regular speed (the speed used is in general two figures per second) and without any special accentuation; as soon as he has heard the series, the subject, having been told beforehand of the requirement, endeavors to repeat the figures without error and in the order in which he heard them. The experiment is repeated several times, beginning with a small number of figures, e.g., four, which any adult can give correctly; it is then increased to five figures, then to six, and so on, until a number is reached which the subject can repeat correctly; care is taken to repeat each trial, and to all of sufficient intervals of rest to avoid fatigue and the confusion of figures in the memory.

This procedure, adopted by Jacobs, Galton, and many others, has already borne fruit. It is not, properly speaking, a test of the memory alone; it is extremely difficult, be it said in passing, to experiment on any isolated psychological phenomenon; the experiments taken together shows, on the contrary, that the subject employs not only his memory but also his powers of voluntary attention; this explains

concrete basement, plumbing new and open; main halls finished in oak; sidelight. Ground floor contains drawing room, dining room (oak sideboard), extension kitchen, mantels in drawing and dining rooms, upper floors four rooms. Particulars at this office. (41-C).

ROSLYN AVENUE—A semi-detached pressed brick and stone house on lot 27 feet wide by 111 feet deep. The house consists of nine rooms and is modern in every respect; hot water heating; extension kitchen; concrete basement, open plumbing and first-class drainage system. Price \$7,500. (41-C).

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, with an area of 30,894 feet. (178-B).

ROSEMOUNT AVENUE—A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

SHERBROOKE STREET—A well situated lot, just east of Westmount Park. 50 ft. x. 104½ feet deep; no waste depth. (124-B).

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

SHERBROOKE STREET—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

SHERBROOKE STREET—A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft. x 125ft., would be sold with house or separate. (380-B).

SHERBROOKE STREET—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).

ST. CATHERINE STREET—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

ST. CATHERINE STREET.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000, to a quick buyer. (16-C).

ST. CATHERINE STREET.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

ST. CATHERINE STREET.—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET.—A comfortable, well-built stone front cottage with extension kitchen, Daisy furnace, and all improvements five rooms on ground floor. Would exchange for a smaller house. Price only \$5,000. (833-3).

ST. CATHERINE STREET.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

SUMMERHILL AVENUE.—A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

UPPER LANSLOWNE AVENUE.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. (289-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-3).

WESTERN AVENUE.—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built, and occupied by owners. (176-B).

WESTERN AVENUE.—Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE.—A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

why children retain fewer figures than adults; their inferiority is certainly due to the fact that they have less control over their attention. The average educated adult retains seven figures; a child from six to eight retains five; a child of ten retains six. A difference of one single figure is of considerable importance in the results, and it is one of the drawbacks of this method that we cannot operate with fractions of figures.—Prof. Alfred Binet in the "Annae Biologique."

The New York Tribune, commenting on "Quiet Days," and "Retreats," says: "There is no need to-day to preach the gospel of activity, of industry, of material progress, to the American. That gospel gets itself preached from ten thousand pulpits erected in our marts of trade and in every nook and corner of our common life. We are all ready, and more than ready, to crown with chaplets and greet with hosannas such preachers of this gospel as can show us some short cut to wealth or power of knowledge, or some new form of activity for our already too busy hands. But what is needed is a gospel of rest, of repose, of meditation, a plea for some moments of time in our crowded lives when we can get our true bearings, and when we can give full play to that better and nobler and diviner part of us which can find no adequate expression in our material activities."

"Man is made to know as much as possible, to do as much as possible, and to be a good as possible." Van Dyke.

The situation that has not its Duty, its Ideal, was never yet occupied by man. Yes, here, in this poor, miserable, hampered, despicable Actual, wherein thou even now standest, here or nowhere is thy Ideal; work is out therefrom; and working, believe, live, be free.—Carlyle.

KNOWLEDGE IS POWER.

In "Ben Hur" this expression occurs: "Knowledge leaves no room for chance." The secret of success in real estate investments in any large city is knowledge, bought of experience. The man who has knowledge of and who knows what kind of building to put up and what its erection will cost, through the details of the prices of materials, etc., is master of the situation. A man who keeps posted on the price of labor, on the likelihood of the cost of material advancing or declining, will succeed in his real estate investments where another will utterly fail. To lay out a new building which will require a minimum of "extras" and

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft; forming corner of above streets; would exchange for small house. (38-C).

Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2C).

BEAUREPAIRE.—A charming cottage on the Lake front, built for owner's occupation; two storey, gables on three sides, large lot. (183-B).

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

BOULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Island Ky. Price \$475 for the three lots. (303-B).

CHAMBLY.—A very desirable country residence, situated in the best part of Chambly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).

CHAMBLY BASIN.—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).

COTE DES NEIGES.—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B).

COTE VISITATION.—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for sub-division. Particulars at our office. (900-C-3).

DIXIE.—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B).

DORVAL.—A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Ice-house, laundry, etc. Grounds extend to river. Would exchange for city property. (282-B).

- LONGUEUIL.**—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyer. (17-C).
- LOWER LACHINE ROAD.**—A choice piece of suburban property adjoining that of the late Mr. Sipelli; one of the most desirable frontages on the river. Very easy terms. (119-A).
- NOTRE DAME DE GRACE.**—A beautifully situated lot of land on Cote St. Antoine Road, 46 ft. by 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).
- OUTREMONT.**—A nice brick enclosed house, on a lot having frontage of 80 ft. on St. Catherine Road by 225 ft. deep. Water in house; bathroom, etc. Grounds laid out in ornamental and fruit trees, kitchen garden, and small fruits. (320-B).
- OUTREMONT.**—A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of appliances, pear and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built in A1 style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c. etc. (322-B).
- RICHMOND, P.Q.**—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).
- ROSEMERE, P.Q.**—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w.c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B).
- St. LAMBERT.**—A detached villa residence, built of brick and stone work, on stone foundation, 10 large rooms, bath room and closets. Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B).
- St. LAMBERT.**—A very handsome brick and stone detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).
- which when finished will suit future as well as present needs of tenants, requires study and work, which are two of the main requisites of genius. These qualities may be acquired by anybody who will study locations, who will investigate and profit by the experience of others—a man with eyes in the front and brains in the back of his head. An owner in a business section, recently tore down a good three-story frame building, and replaced it with a pressed-brick structure of the same height. A change like this, in consideration of the present high cost of building, is a form of suicide. Beyond a doubt the net income on the new building is very much lower than the net income on the old one—and the net proceeds is what investors are looking for. There is no other real milk in the real-estate coconut. Another popular error among investors is in the erection of tall buildings. If a two or four-storey building pays 6 per cent. net on the investment what advantage is there in erecting a higher building that will certainly not net any more? "More land and less building" is a good motto for every form of real estate purchase.
- VAUDREUIL.**—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B).
- VAUDREUIL.**—A nice frame summer house, with sheds, laundry, summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (273-b).
- VAUDREUIL.**—A beautifully situated block of land, known as the Lotblinere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).
- COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).
- A COUPLE OF FARMS** on the Lake front, suitable for sub-division, choice location for summer residences. Particulars at office. (30-B).
- CACOUNA.**—A neat frame cottage, with detached kitchen and other outbuildings; all in good order, situated on the road to Riviere du Loup, and one mile from the centre of Cacouna, grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).
- TADOUSAC, P.Q.**—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).
- STRATHMORE, P.Q.**—A beautiful summer residence, 40 feet square, and extension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).
- UPPER LACHINE.**—A block of 380 ft. frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253-B).
- UPPER LACHINE.**—A good building lot 50 feet by 150 feet on Brewster Avenue off Broadway. (39-C).

THE IDEAL STRET CAR.

Collier's Magazine.

The ideal car, from the railway standpoint, is one of the convertible type, which can be used at all seasons of the year and for every service. It must be arranged in such a manner as to be agreeable alike to women and to men who smoke. For long-distance runs transverse seats are desirable, but these are at the expense of standing room. For short runs longitudinal seats are best, in which case the standing room is at the maximum. As it is the "standing load" that pays, this is a most desirable feature.

The problem is still further complicated by other demands or needs of the public, which, in addition to the points noted, wants a car suited to the weather. In winter it must be closed and warm and in summer entirely open. But when open it must admit of being easily and quickly closed, and when closed as quickly and easily opened. The car will not be satisfactory unless it can readily conform to the requirements of a climate fickle at all seasons of the year.

An incredible number of convertible cars have been built in the effort to obtain a design which will combine all these features. They are to be found

in the car barns of nearly every large railway company. Until recently none had reached, or even approached, the ideal. Some fatal defect had made itself manifest in every case, and with each new type the reluctant verdict was pronounced that the car of the future was yet to be built.

REAL ESTATE TRANSFERS RECORDED IN MAY, 1900.

HOCHELAGA, ST. GABRIEL, ST JEAN BAPTISTE, and ST. DENIS.

STREET AND NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT	DEPTH.					
St. Hubert.....	St. Denis...	7	818	25	109	2725	.7	Vacant.....	204 87	
Christopher Columbus Av	"	828	Part 4	22	184	2948	.15	"	485	
Chambord.....	"	881	1/2 of 169	25	78	1575	.16	"	250	
St. Denis.....	"	8	810, 817	94	180	12220	.18 1/2	"	1604	
Labelle, 1766-58.....	"	8	1/2 of 716	25	104	2600	.....	Buildings	2200	
St. Hubert.....	"	7	847	25	109	2725	.....	Vacant.....	68 12	
Labelle.....	"	7	997	25	110	2750	.7 1/2	"	206 25	
"	"	7	998	25	110	2750	.7 1/2	"	206 25	
St. Hubert.....	"	7	622	25	110 10	2769	.8	"	1087 50	
Labelle.....	"	7	593, 594, 919 & 918	100	105	10600	.....	"	147 18	
St. Hubert.....	"	7	647	26	109	2884	.5	"	147 13	
"	"	7	648	25	107	2675	.5 1/2	"	500	
St. Andre.....	"	325	76	22	75	1650	.80	"	187 50	
Huntley.....	"	8	1/2 of 477	25	100	2500	.7 1/2	"	879 25	Sheriff's sale.
St. Hubert, 1474-1480.....	"	7	28 & 29	50	90	4500	.....	Buildings	259 75	
" 1834 86.....	"	7	761 & 762	25	169	2700	.....	"	800	
Garneau, 11.....	"	283	.....	46 9	85 8	3985	.....	"	200	
St. Hubert.....	"	7	646	25	107 10	2694	.7	Vacant.....	286 60	
Projected Street.....	"	197	Part of 45	22	Irreg.	1480	.20	"	1088 80	
Knox.....	St Gabriel..	334 to 3333	Parts of	52	78	4058	.26	"	8725	
Liverpool, 274-278.....	"	3239	27 & 28	40	80	3200	.....	Buildings	2800	
Knox.....	"	3399	146 to 150	115	90	10350	.22	Vacant.....	2500	and acquittance.
St. Charles, 219-223.....	"	2502	Part	45	92	4140	.....	Buildings	900	
Ryda, 23.....	"	5386	A38	26	78 8	2045	.....	"	1500	
"	"	3984	1	40	72	2880	.....	"	4500	
"	"	3388	4	45	92	4140	.....	"	1625	
Grand Trunk, 287.....	"	3070	.....	68	94	6302	.25 1/2	Vacant.....	15013 80	
St. Charles, 219-223.....	"	2582	Part	45	92	4140	.....	"	2100	
St. Andre.....	St. Jean Bap	11	86, 97 & 88	68	94	6302	.25 1/2	Vacant.....	4500	
St. Hubert.....	"	12	114 to 122	228	109 9	25023	.60	"	4500	
Marie Anne.....	"	11	57 to 59	66	99	6534	.82	"	6500	
Laval Ave, 310-312A.....	"	15	1258 & 1259	40	70	2800	.....	Buildings	4500	
Mitchison, 101-107.....	"	430	Part	47 8	95 6	4512	.....	"	4500	
Mentana.....	"	11	25 & 26	40	94	3760	.....	New Buildings	1000	
"	"	11	20 & 21	40	94	3760	.26 1/2	Vacant.....	1.00	Cession.
St. Andre.....	"	11	40	22	94	2068	.....	"	600	
"	"	11	40	22	94	2068	.29	"	1700	
Mentana, 560-562.....	"	11	15	23	94	2162	.....	Buildings	Quittance	retrocession.
Boyer.....	"	8	188, 189	50	100	5000	.....	Vacant.....	1000	
Durham.....	"	1	185	25	108	2575	.....	Buildings	3500	
"	"	12	120 to 122	78	109	7957	.....	"	1900	& other considerations
St. Hubert.....	St. James.	1203	273 to 275	75	120	9675	.....	Vacant.....	.....
St. Hyppolite.....	St. Jean Bap	214	.....	32	65	2030	.....	Buildings	5250	
Mount Royal Avenue, 156	"	6	170 & pt. 171	29 6	100	2950	.....	"	5000	
Lasalle, 220 226.....	"	6	118 & 119	48	69	3312	.....	"	.....
St. Denis.....	"	15	524, 525	50	110	5000	\$1.00	Vacant.....	800	
St. Catherine.....	Hochelaga	148	1716	52	145 8	7570	.10 1/2	"	1200	
Seaver.....	"	186	.....	50	89	4350	.27 1/2	"	925	
Aylwin.....	"	29	34 & 35	irreg.	Irreg.	4237	.21 1/2	"	460	
"	"	29	152	25	92	2300	.20	"	287 50	
Davidson.....	"	29	434	25	95	2375	.10	"	28	
Frontenac.....	"	166	330	22	80	1760	.....	"	200	
"	"	166	330	22	80	1760	.11 1/2	"	408	
Aylwin.....	"	29	66	24	85	2040	.20	"	1100	
Ontario.....	"	29	419 & 420	50	110	5500	.22	"	80000	
Davidson, 65-67.....	"	31	163 & 164	44	92	4048	.....	Buildings	.....

MONTREAL EAST

STREET AND No	WARD.	CAD. No.	SUB. DIV. No	DIMEN FRONT.	SIONS. DEPTH.	ARHA.	Pike Per Foot.	BUILDINGS.	TOTAL PRICE.	REMARKS.
St. Denis, 671-78.	St. James...	1202	5	25	95	2375	.....	Buildings.....	4900	
St. Hubert.....	"	1203	236-239	100	109	10900	.....	New Buildings....	38013.80	
Visitation, 418-436.	"	1112 to 1118								
Beaudry, 655-671.	"	1218	2	irreg.	irreg.	37659	.....	Buildings	11100	
Sherbrooke, 225-235.	"	1209	1-1 & 2 1	irreg.	irreg.	4498	.....	" .....	12000	
St. André, 828-838.	"	1207	60 & 61	48	94	4512	.....	" .....	4750	
"	"	580	12 & 13	48 8	70 6	3480	.....	New Buildings....	3600	
Logan's Park W., 190-194	"	1211	104	25	110	2750	.....	Buildings	8067.45	
St. Denis, 411-413.	"	1199	26	25	80	2000	.....	" .....	5500	
Visitation, 126-126 1/2.	"	635	Part.	15	80	1200	.....	" .....	1400	
St. Catherine, 1487-1489.	"	711		86	80	2980	.....	" .....	24000	
Dorchester, 141-147.	"	617 & 618		irreg.	irreg.	7172	.....	" .....	8000	
Amherst, 446.	"	962		25	74 6	1862 6	.....	" .....	1500	
St. Hubert, 86.	"	497		30 6	68	1870	.....	" .....	2500	
Cherrier, 84-86.	"	1207	7 to 10	110	120	13200	.....	" .....	18000	A reméré.
Ernest, 19-23.	"	1200	84A	24	irreg.	1719	.....	" .....	7000	
" 13-17.	"	1200	35A	24	71 5	1714	.....	" .....	7000	
Sherbrooke	"	1213	5	25	92	2800	1.00	Vacant	2300	
Logan's Park W., 288-292	"	1211	125	25	114	2850	.....	Buildings.....	4700	
Lagauchetière, 260-264.	"	286		86 8	68 9	2311	.....	" .....	1850	Sheriff's sale.
Drolet, 221-223.	St. Louis...	903	127	30	72	1440	.....	" .....	
Rivard, 131-135.	St. James...	1202	114 & 115	40	irreg.	2671	.....	" .....	3680	Vendor's rights in.
St. Elizabeth, 94-100.	St. Louis...	368		55 6	95 6	5272	.....	" .....	6500	
Sanguinet, 546-548A.	"	903	245 & Pt. 244	30	72	2160	.....	" .....	2400	Sheriff's sale.
Drolet, 257-263.	"	903	Pts. 182 to 184	38 8	72	2785	.....	" .....	3200	
Hotel de Ville Ave.	"	907	I. C.	24 6	47	1129	1.10	Vacant	1286.10	
Laval Ave., 203-205A.	"	903	281 & 282	40	75	3100	.....	Buildings.....	4900	& hypothecs.
St. Hypolite, 6-12.	"	859	A. & J.	40	67 6	2700	.....	" .....	8000	
Hotel de Ville Ave., 781.	"	906	18	21	56	1176	.....	" .....	4800	
St. Vincent, 45.	East.....	87		53 10	irreg.	5391	.....	" .....	
Bonsecours, 9.	"	58		38	irreg.	3796	.....	" .....	18094	
Mance, 174.	St. Lawrence	48	Part 14	22	92	2024	.....	" .....	4600	
Plateau, 12.	"	260		24 6	80 5	1970	.....	" .....	2700	Sheriff's sale.
Mance, 199.	"	42 & 76	Parts of	21 6	90 10	1951	.....	" .....	5600	
St. Lawrence, 154-156.	"	614		25	45	1125	.....	" .....	10000	
St. Charles Borromeo.	"	347, 348 & 350	Part of	irreg.	irreg.	2761	1.03	Vacant.....	2850	
" 145-147.	"									
St. Lawrence, 236-234.	"	353	S. E. 1/2	21 7	118 3	2591	.....	Buildings.....	18125	
Ontario, 1831-1841.	"	170	Q. R. & S.	irreg.	97	7134	.....	" .....	Hypotheca	
Park Avenue, 64-66.	"	44	77, 78 & Pt. 76	62 6	106	6625	.....	" .....	11450	Sheriff's sale.
St. Charles Borromeo, 157 1/2-159 1/2.	"	848 & 850	Parts of	irreg.	irreg.	2068	.....	" .....	942	
St. Edward, 1 to 5.	"	427		33	41 6	1870	.....	" .....	1000	Undivided 5-9 of.
St. Lawrence, 882-884.	"	11	42	25	92	2300	.....	" .....	2600	
St. Urbain, 23-25.	"	804		188	153	21114	.....	" .....	1900	Vendor's rights in.
Hutchison, 119.	"	44	130, 131 & 132	75	89	6675	.....	" .....	14500	
DaMontigny, 854-856.	St. Mary's..	689, 640	Part	42	72	3024	.....	" .....	No price.	
Maisonneuve, 250.	"	892	Part	40	40	1600	.....	" .....	1000	
Shaw, 470-472.	"	1200 & 1201	Parts of	50	78	3800	.....	" .....	900	
Harmony	"	1319	N. E. 1/2	43 9	43 8	1915 6	.30	Vacant.....	575	
Plessie, 254.	"	915		40	101	4040	.....	Buildings.....	3550	
Notre Dame, 737A-745A.	"	1524	Part	irreg.	irreg.	3449	.....	" .....	6000	
" 741-743.	"	1524	Part	irreg.	irreg.	3590	.....	" .....	6000	
St. Catherine.	"	434	1 & 2	57	107 5	6123	.....	New Buildings....	13058.75	
Logan, 96A-98A.	"	1363	18	30	70	2100	.....	Buildings.....	2350	
Visitation, 371-381.	"	1117	A & B	94	189	13068	.....	" .....	4500	
Tansley, 15-17.	"	475	S. W. Pt.	52	104	5708	.....	" .....	3300	
Maisonneuve, 206-208.	"									
Logan, 240-246.	"	819		45	90	4050	.....	" .....	500	

REAL ESTATE INVESTMENT.

Capitalists do not invest money in a city unless the prospects of continued growth appear favorable. When a city comes to a standstill the investment properties do not stand still; they retrograde. A city must grow or else its valuation decreases. Hence the when experienced investors place their

money in city property it is an announcement of their faith in the city's advancement.

Some of the shrewdest financiers hold that vacant property near a growing city is the safest and best investment that can be made, where the man can afford to let his money lie idle for a term of years. The mistake in this class of investment is made by

the man who cannot afford to carry a non-dividend paying property, but is compelled to realize within a specified time. He cannot always do that and is sometimes compelled to sacrifice. The man who can afford to carry the property for a few years without receiving annual returns is almost sure to reap a large profit from a judicious investment in acreage accessible to a growing city.—Detroit. Free Press.

MONTREAL WEST

STREET AND No.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
Bishop.....	St. Antoine.	1702	16 & 17	46 8	129 3	6030	1.36 1/2	Vacant	8242	
Shuter, 40	"	1830	18 & pt 12	32 6	137	4462		Buildings	10000	
Mecallife, 57.....	"	1441	pt. of 1	22 0	100	2276		"	8000	
Aylmer, 30	"	1224	part	20 2	73 3	1477		"	8000	
Milton, 194.....	"	1839	pts. of 28-28	24	86	2092		"	6500	
Stanley, 107.....	"	1461	17	21 6	76 0	1650		"	2000	and Hypotheca.
Guy, 810	"	1604	part	24	86	2004		"	2200	
Bishop	"	1702 & 1703	parts of	56	103	5768	1.45	Vacant	8364	
Crescent, 126.....	"	1702	pts. of 76 & 76	28 4	100	2338		Buildings	14000	
St. Antoine, 123-1279.....	"	628		40 4	100	4033		"	11000	
St. Mark, 55.....	"	1625	part of 26	18 11	115 6	2195		"	500	Sheriff's sale.
Durocher, 83 1/2.....	"	1860	part A	irreg.	irreg.	2085		"	1400	
Lusignan, 157.....	"	465	5	19 0	100	1950		"	1850	
McGill Coll. Ave., 39.....	"	1928		24	97 3	2334		"	5400	
Shuter, 76.....	"	1841	E 3	24 8	90 7	2234		"		
" 78.....	"	1841	E 2	24 8	90 8	2237		"	9015	
" 30.....	"	1841	E1 & H2	24 8	irreg.	2283		"		
Richmond Square, 2.....	"	399	part	22	75	1650		"	4000	
Bishop	"	1703	25 & 26	40	103	4120	1.06	Vacant	4400	
"	"	1703	26 & pt 25	21	103	2163	1.45	"	8149.80	
Souvenir	Par. of Mont.	1630	38, 39 & 40	irreg.	97	12890		Buildings.....	3000	& other consideration
"	"	358	193, 197, 199	irreg.				"		
Inspector, 149-159.....	St. Antoine.	959		150	45	6760		"	15000	
St. Antoine, 64-66.....	"	961		48 8	145	6550	.76	Vacant	5000	
Stanley.....	"	1763	part	28 8	85	2276		Buildings.....	600	Sheriff's sale, under half of vendor's rights in.
Osborne, 22.....	"	634 & 635	parts of	180	208 8	37485		"	2000	
Sherbrooke, 1138.....	"	1604		30	94	2820		"	11000	& other lots in St. Louis W
Lusignan, 39-41.....	"	478 & 479		20	86	720		"	2175	
Bruchéal, 23.....	"	772		24	110	2640		"	17500	
Dorchester, 1244.....	"	1630	54	irreg.	irreg.	1617		"	3500	
Chomedy, 30.....	"	1654	pt 73, 39, 40, 41	irreg.	irreg.	6314	1.50	"	9471	
St. Davids, 39-49.....	"	951	5-6, 3 & 4	irreg.	irreg.	2125		Buildings	3450	
St. Paul, 651-653.....	St. Ann's...	1827		irreg.	irreg.			"		
" 617-627.....	"	1831, 1832, & 1830		irreg.	irreg.	14160		" Brewery.....	39200	
O'Connell, 9-17.....	"	1680	part	50	95	4760		"	2800	
Shannon, 114-118.....	"	1579		144 0	88 8	14233		"	10500	
Gray Nun, 40-46.....	West	39		irreg.	irreg.	1179		"	5800	
St. Paul, 439.....	"	134		irreg.	irreg.	3281		"	28000	
St. Francois Navier, 64.....	"	183		36 0	irreg.	2168		"	12000	
Hospital, 4-8.....	"							"		

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STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT.	DEPTH.					
Mount Pleasant Ave.....	parMontreal	374	Part of 8	2	195	390	.85	Vacant	331 50	
Argyle Avenue, 433.....	"	282	Part of 127.	32.6	187.6	6094	Buildings	8100	
Lansdowne Ave.....	"	229	3	50	128.9	6425	.25	Vacant	1606 25	
Sherbrooke.....	"	261	Part 11	39.8	114.1	4470 0	Buildings	5000	Right of redemption.
Wood Ave, 504.....	"	375	Parts 111 & 112	21.4 1/2	109	2308 0	.....	" .....	4500
Western Avenue.....	"	249 & 255	1 & 6	20.0	103.0	3053 3/4	"	8000	& other considerations.
Elm Avenue.....	"	875	151	25	110.0	2762 0	.....	" .....	2500
Bruce Avenue, 61.....	"	941	Part 381	25	92	2300	.....	" .....	5500
Grosvenor Avenue.....	"	219	Part of 22	25	111	2775	.....	" .....	6000
Western Avenue.....	"	215	71	Irreg.	Irreg.	4058	.26 1/2	Vacant	1250	
Argyle Ave.....	"	282	Parts of 125 & 126	32.6	187.6	6094	.....	Buildings	8500
Wood Ave.....	"	374 3	24 & 25	50	115	5750	.....	Vacant.....	Mortgages.
Grosvenor Ave.....	"	219	Part of 42	25	111	2775	.....	Buildings.....	6000
" ".....	"	219	Part of 22	25	111	2775	.29 1/2	Vacant.....	825	
Bellevue & Argyle Ave..	"	282	195 to 198	Irreg.	Irreg.	11497	Buildings.....	3000	
Irvine Ave.....	"	1434	32	20	95.8	"	No price.	Cessions.

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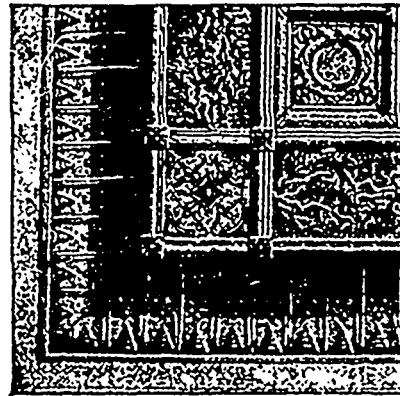
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