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Real Estate Record

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

Vol. XI.

Montreal, December, 1898.

No. 12

The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908 Invested in Canada, \$2,110,000 Losses paid, \$169,017,187

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Real Estate Record

Vol. 11.

MONTREAL, DECEMBER 10th, 1898

No. 12:

THE
Real Estate Record
IS PUBLISHED MONTHLY

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MONTREAL.

Monthly Review.

People who are interested in real estate in and about the city of Montreal have no reason to complain of the present condition of the realty market. Although the month of November did not furnish any unusual development, the average trading was well sustained. Both in the number of sales recorded, and the mixed character of the operations, was this true. Some brokers and agents are disappointed at the continued slowness of investment buying, when the conditions appear to them to be so favorable to the buyer; but it may be said that this slow development of all kinds of real estate business is in accordance with the usual movement of the realty market after a period of depression. Stocks are high, interest rates are low, and many persons have idle money that they are at a loss to know what to do with, but while some are convinced that the time is favorable, they hesitate about buying real estate, and put off doing so until a more convenient season, so that but little may be expected of the market in the investment way until after the middle of January.

It is just possible that a partial insight of the way in which money is spent at the City Hall, the queer ideas of economy prevailing amongst the Aldermanic committees, the indisposition to curtail unnecessary expenditure, and the disposition to tax everything in sight, may suggest to the real estate buyer a little extra caution at the present time. If we only had honest civic government, and fair play on the part of the other governments—Provincial and Federal—how Montreal would grow!

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Of Every Description.

Metal Cornices and Skylights,
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There is a better inquiry for business properties, especially to rent, and the indications are that the prospects in that line will be brighter in the early spring.

The report of the Westmount building inspector for the year ending November 1st, 1903, gives the whole number of buildings erected as 180, and the value thereof \$325,800. There were 115 terrace houses, 10 detached houses, 10 semi-detached houses, 36 tenements, 5 stores and dwellings, a church, a public library, a public hall, and a building for municipal purposes. During the previous year there were 160 buildings erected, valued at \$757,950.

The sales recorded during the month of November in the under-mentioned suburban municipalities amount to \$111,911, and are as follows:—Maisonneuve, \$7,400; Delorimier, \$3,835; Mile End, \$2,207; Montreal Annex, \$13,285; Outremont, \$500; Cote des Neiges, \$1,700; Notre Dame de Grace, \$31,580; St. Henry, \$30,491; and Ste. Cunegonde, \$15,040. The transfers at Notre Dame de Grace are made up of sales of building lots on the Prud'homme farm by La Banque du Peuple.

There were 154 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of November, the particulars of which are given in other columns, amounting to \$827,160.49.

St. Antoine Ward	23	\$218,831.00
St. Ann's Ward	6	74,831.40
West Ward	4	103,501.00
Centre Ward	1	17,000.00
St. James Ward	15	95,698.77
St. Louis Ward	11	67,086.00
St. Lawrence Ward	7	30,553.85
St. Mary's Ward	11	31,925.00
St. Jean Baptiste Ward	17	39,570.00
St. Denis Ward	29	36,551.12
St. Gabriel Ward	5	6,833.33
Hochelega Ward	5	4,007.00
Westmount	21	114,277.52
	154	\$827,160.49

During the corresponding month of last year 103 transfers were recorded, amounting to \$733,372.28.

The real estate Mortgage loans recorded during the month of

C. R. G. JOHNSON,
AGENT

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MAHOGANY,
QUARTERED OAK,
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Kiln-Dried Maple Flooring,

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—BY—

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Real Estate, Insurance
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181 ST. JAMES ST.,
MONTREAL.

J. C. SIMPSON. H. L. PUTNAM.

We have a number of well situated properties belonging to a large estate in different parts of the city, consisting of houses, tenements, flats, and lands, which will be sold at a low figure to cash purchasers. Some of these properties are well worth looking into for speculation and investment. (293-B.)

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. (896A-8.)

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MONTREAL PHOTO. SUPPLY.

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McGILL COLLEGE AVENUE.—A solid brick terrace house, a little above St. Catherine St., four stories, in good order. Lot 28 ft. 9 in. x 109. Price, \$6,000. (895-3.)

PEEL STREET.—Just above St. Catherine. A modern house in first class order, and in choice situation. Suitable for a doctor, dentist or other professional man. Will be sold on easy terms to a good purchaser. The house is at present well rented, but possession can be had on 1st May. This property has not been in the market before.

PEEL STREET.—A very desirable stone front house, above St. Catherine Street, heated by hot water furnace. (304-B.)

ST. DOMINIQUE STREET.—A brick encased block of tenements, 8 dwellings in front and 8 in rear, with a rental of \$1,700 per annum. Price, \$16,500. (299-B.)

November, in the registration division of Montreal West amount to \$201,585; of this amount \$80,000 was placed at 4 per cent.; \$18,000 at 4½ per cent.; \$55,500 at 4¼ per cent.; \$90,850 at 5 per cent.; \$3,000 at 5½ per cent.; \$10,885, at 6 per cent. \$10,000 at 7 per cent.; \$700 at 8 per cent. and \$7,150 at a nominal rate.

The 4 per cent. loan was in one amount of \$80,000; 4½ per cent. in one amount of \$18,000; the 4¼ per cent. were in three amounts of \$17,500, \$13,000 and \$25,000, and the 5 per cent. loans were in eleven amounts of \$7,000, \$25,000, \$3,000, \$3,850, \$2,000, \$2,500, \$3,000, \$32,000, \$3,000, \$3,000, and \$3,500.

The lenders were:

Estate & Trust Funds.....	\$101,700
Local Institutions.....	6,500
Insurance Companies.....	87,850
Building & Loan Companies	20,485
Individuals.....	45,100

\$201,585

In Montreal East the loans recorded amount to \$102,750; of this amount \$29,000, was placed at 4½ p.c.; \$33,500 at 5 p.c.; \$8,200 at 5½ p.c.; \$23,850 at 6 p.c.; \$2,150 at 7 p.c.; \$3,350 at 8 p.c., and \$2,700 at a nominal rate.

The 4½ p.c. loans were in two amounts of \$4,000, and \$25,000 and the 5 p.c. loans were in six amounts of \$12,000, \$11,000, \$4,000, \$5,000 \$500 and \$1,000.

..A St. Catherine Street.. CORNER.

Probably one of the busiest and most interesting corners on this street is that occupied by Brown Bros. and W. H. Stewart, on the corner of McGill College Avenue. This property has a frontage of 55 ft. on St. Catherine St. and 110 ft. on McGill College Avenue, and is now on the market for definite sale.

For particulars apply to....

J. CRADOCK SIMPSON & CO.

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

BEAVER HALL HILL.—A valuable property on this main thoroughfare to the west end. Sold at City valuation. (805-3.)

BISHOP STREET, No. 208.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two baths of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 120. Price \$15,000. (886-8)

BISHOP STREET.—A first-class stone front residence, near Sherbrooke St., concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$16,000. (198-B)

BISHOP STREET.—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leave nothing to be desired. Particulars and permits to view at office. (76-B)

BISHOP STREET.—A handsome stone front house, 25 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3)

BISHOP STREET.—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,250. (72-B)

BLEURY STREET.—Stone front building, two shops and dwelling alone. Lot 43½ ft. by 163 ft., just above St. Catherine St.; well rented. (802 C 3.)

BURNSIDE PLACE.—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (753-3)

CADIEUX STREET.—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,800. (885a-3)

CATHEDRAL STREET.—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-3)

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-B)

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front. (78-B)

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

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,900. (198-B)

COMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,250 (880-B).

COURSOL STREET—A block of solid brick tenements on stone foundation, containing twelve dwellings, all in good order; easily rented, is a good investment property. (40-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

CRESCENT STREET, NO. 116.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250B).

DORCHESTER STREET.—Corner of Labelle St., a pressed brick double tenement, newly done over, also 2½ story brick house adjoining. Would sell separately. (202-B.)

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (238-B)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (103-B)

DORCHESTER ST.—A handsome red stone front house near Crescent Street, built by owner for his own occupation; extension kitchen, all wood work in hall of quartered oak—every convenience—up to date in every respect. Suitable for a physician. (898-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,350. (285-B).

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

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and homelike, with good accommodation for amoderate sized family. Further particulars at office. 284-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)

The lenders were:	
Estate and Trust Funds.....	\$8,150
Local Institutions	600
Insurance Companies.....	28,000
Building & Loan Companies.	20,000
Individuals.....	51,000
	<hr/>
	\$102,750

Notes.

The report of the delegation to Toronto regarding the comparative taxes of that city and Montreal, affords very little real consolation to the tax payers of the City of Montreal. We are not aware of any modern or well managed municipality desirous of following the lead of Toronto in such matters. Our condition might appear even better if the comparison were made with Chicago, but Chicago is not the place any more than Toronto to which we look for civic purity and good government. Give us some comparative figures of Boston, Philadelphia, Birmingham, Glasgow, or even London, and we will know better where we stand.

The members of the Council who have been devoting so much time to the consideration of the new charter deserve the warmest thanks of all good citizens for their arduous labor, and we trust that some workable and beneficial document may be evolved out of all their conferences, but we must bear in mind the weighty words of Dr. Albert Shaw, who, perhaps more than any other man in America, has studied the municipal question, and who stated at a conference the other day that "it was possible to have the most perfect municipal machinery in the form of charters and by-laws and yet have very bad municipal government unless the right men were in the right place." In other words, that a bad charter honestly and vigorously enforced by good men behind it would produce better results than a perfect charter handled by a corrupt majority. We are sincerely in hopes that

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with wide lights, specially built for present owner and comprising all modern approved features. Living rooms especially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Offers so limited. (858-3)

HERMINE STREET—A block of wooden tenements, and shop on lot 36 x 75 ft., rented for \$780 per annum.

HUTCHISON STREET, MONTREAL Annex.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$8,000. (892B-3).

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

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 two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (828-3)

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

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$4,800 (875-B)

MACGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (881-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (138-B)

MCGILL COLLEGE AVENUE—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

MCGILL COLLEGE AVE.—A stone front three story house, adjoining above, rented for \$800, heated by furnace. (171a-B)

MACGREGOR STREET—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 18 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantle and gas grates; bathroom and w.c. is floored and wainscoted with tile. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (195-B)

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (798-3)

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

MARIN STREET, ST. HENRY—Brick enclosed 3 dwellings, lately built, rent \$380 per annum. Price \$3,500. (221-B).

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

MANSFIELD STREET—A well built stone front house near Sherbrooke street, heated by hot water furnace, and with all conveniences. (193-B)

MANSFIELD STREET—A good stone front house, well rented to good tenant, in A1 order, will be sold at a bargain to a prompt buyer. (195-B)

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8700. (97-3)

METCALFE STREET, above Burnside—A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (238-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, above St. Catherine—Three elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Melglen's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office. (241-B)

the time is not far distant when a good working majority may be found in our own City Council on the side of good government and honest administration. There are too many men now in the City Council who will vote every time against increased taxation, either general or special, but who will vote with both hands and both feet for increased and unlimited borrowing power. He will add indefinitely to floating debts so long as he can float with the debts.

The various embryo schemes in connection with St. Catherine street are still unborn, but the buzz of enquiry still continues, and it is to be hoped that something may yet come out of this mountain in labor, even if it was only a mouse. There are schemes innumerable in the wind, but no one has as yet found the courage to announce a definite achievement.

We are still constantly hearing protests against increase in the number of flats at Westmount, but building operations seem to go on in many places with unabated vigor. Various schemes resorted to for financing such operations have led a number of people into somewhat difficult places. It is suspected that in a number of cases the mortgagees would find it difficult to get their money out of the property if brought to sale, and we would strongly condemn such indiscriminate and unwise lending, such as has taken place in some instances.

An immense Auditorium, capable of holding 10,000 people, to be known as "The Arena," is being erected at the corner of St. Catherine street and Wood Avenue, Westmount, and the whole structure is expected to be completed by Christmas Day. It is intended to utilize the building during the summer months as a place of amusement and summer garden; for large band concerts and musical events; meetings and conventions; and there is also talk of an annual Horse Show

MONTREAL WEST—A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$300 cash, balance on monthly or quarterly payments. (280-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. (130-B)

NOTRE DAME AND ST. MAURICE Sts.—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame st., and four brick enclosed dwellings on St. Maurice St. Will be sold to a prompt buyer at \$1,500, less than municipal valuation. (226-B.)

NOTRE DAME STREET—Three wooden shops with dwellings above all rented. Price, \$12,000. A good business site. (804-A-3).

PARK AVENUE, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (281-B)

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

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B)

PEEL STREET—Three storey a front house, bay window, hot water furnace; in good order throughout, basement entrance; twelve rooms. Good modern stable in rear. (218-B)

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 21x110ft, a thoroughly comfortable family house. Price only \$11,000. (661-3).

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (180-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 hatternut, wired for electric light. (600-3)

PINE AVENUE.—A fine lot 24 x 119 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (250-B)

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

PRINCE ARTHUR STREET—A 2½ story solid brick house on stone foundation, in good order. Plumbing is in 2d order; small cottage in rear, with entrance on St. Dominique street. (200-B)

PRINCE ARTHUR STREET—A good stone front house, near University street; fourteen rooms all in good order. Price \$40,000. (214-B)

PRINCE ARTHUR STREET—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room; pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (223-B)

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 \$7000. (505-B)

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$1250. (80-B)

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 WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (513-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-B)

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 full size stone front residence, on lot 20½ feet by 120 feet, solidly built and in first-class condition throughout. Particulars at office. (40-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 very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price only \$9,000. (120-B)

similar to that held in New York. During the winter the demand for accommodation is very large, and it is said the Directors have already allotted all the afternoons and evenings to various Hockey Clubs for the whole season, and that they have been obliged to reject a number of applications for the use of the ice.

The structure is amphitheatre in formation, with a seating capacity in winter of 7,000 and standing room besides; in summer the centre part can also be used, thus increasing the seating capacity to 10,000. A large lobby, 60 x 15, will admit the audience, the entrance to the auditorium being by two large broad staircases to the seats, which have been so arranged as to afford a clear view of the arena. On either side are thirty-six boxes each capable of containing six persons, and amply numerous exits are provided for the largest audience. There are also dressing rooms, with lavatories, shower baths, lockers, &c.; two large refreshment rooms and buffet; check rooms, and every convenience that a liberal management can afford. The formation of THE MONTREAL ARENA COMPANY was commenced on 1st September, 1898, by Mr. Ed. Sheppard, the popular President of the M. A. A. Association, and his brother, Mr. Geo. J. Sheppard, manager of the Windsor Hall, and since that time the charter of the company has been obtained, the stock subscribed, and the building almost completed, a record of energetic work hard to beat.

THE MENTAL CONTROL OF SLEEP.

SLEEP VERSUS TONICS—FOLLY OF REVIEWING THE DAY IN BED—IS INSOMNIA A DISEASE?—NEW TESTAMENT ADVICE.

Body and brain need exercise and repose in rhythmic alternation; sleep is the natural restorative of both. Medical doctors, according to their relative conscientiousness, administer a dozen worthless substitutes for natural sleep—from the stimulant, which they claim will fill the exhausted frame with new vigor and postpone the need for slumber, to the fatal narcotic used to benumb excited nerves and induce a kind of counterfeit repose. When "that tired feeling" comes on, instead of going for a dose of kola one should go to bed. "Taking some-

SHUTER STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (243-B)

SHUTER STREET—Two double tenements, stone front, in good order and well rented. A first-class investment property; will be sold cheap to close an estate. (244-B)

SOMMERHILL AVENUE—A handsome stone front house, with two story extension; cellar basement unspaced; hot water furnace and all modern improvements, plenty of closet accommodation. (853-B)

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

SOUVENIR STREET—A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-B)

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$8,000. (210-B)

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (703-B)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 80 feet 4 inches on St. Catherine Street and 127 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business

purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-B)

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B)

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

ST. ANTOINE STREET—A substantially solid built house, near Guy st., in good order, heated by Daisy furnace, 10 rooms, moderate price \$8,750. (194-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B)

ST. CATHERINE STREET.—A brick block containing 6 dwellings and 3 shops, situated on the eastern part of the street. Rented for \$1,000 per annum. (891-B)

- ST. DENIS STREET**—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$3,500. (15-100)
- ST. DENIS STREET**—A handsome and well built stone front tenement property, facing St. Louis square, heated by hot water furnace, gas and electric light throughout. (100-B)
- ST. DENIS STREET**—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$5,000. (811-3)
- ST. DOMINIQUE STREET**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-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. 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. (813-3)
- ST. FAMILLE STREET**—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B)
- ST. FAMILLE STREET**—A stone front house, in thorough order, five bedrooms, hot water furnace; price, only \$5,500. Terms to suit purchaser. (280-B).
- ST. HYPOLITE STREET**—Brick enclosed tenement, two dwellings and shop, rented for \$375 per annum. Price \$4,300. (887-3).
- ST. HYPOLITE STREET**—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).
- ST. HYPOLITE STREET**—A good brick cottage, eight rooms, daisy furnace, open plumbing, in A 1 order throughout. Possession can be had this fall, if desired. Price \$2,400. (279 B.)
- ST. LAWRENCE AND ST. CHAS. BORROMEE STS.**—A very desirable business property comprising 2 stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Chas. Borrowmee Sts. Rented for over \$2,500 per annum. (235-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 ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-8)
- ST. LUKE STREET**—Two story stone front house, with two story extension, larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$600 (857-3)
- ST. LUKE STREET**—A handsome stone front house, in good order, built by the owner for his own occupation, 26 ft. by 35 ft., and extension, Daisy furnace, 7 bedrooms. Will be sold at city valuation. (277½ B.)

thing" in the nature of a drug, when what the brain and body need is sleep, is a crime. If the conditions of urban life make it impossible for men or women to rest when rest is called for, and they feel that they must continue to work for several hours after being tired out, those conditions are all wrong and ought to be changed. The fancied necessity is one against which men instinctively rebel, and they would gladly eliminate it from the problem of existence, if they could only trust one another and act unanimously.

However, a greater amount of work can be accomplished in a given time, and with less fatigue, when the hours given to sleep are really hours of sleep. Many persons on retiring, nominally for the purpose of resting give themselves up to a process more wearisome to the brain than the active work of the day. Instead of going to bed to sleep they go to bed to think. Well-meaning moralists taught our parents that they ought not to close an eye in slumber before reviewing all the transactions of the day and setting them down as the debits or credits in a Franklinesque sort of mental book-keeping. They must also impress upon their wearied minds at that time facts they desired to remember—texts of Scripture, demonstrations in Euclid, addresses of acquaintances, Latin declensions, or French verbs. Particularly must they charge the mind with the time chosen for waking in the morning. If, after an hour, lying on his back in strenuous celebration of this sort, your father found that he could not go to sleep, he might think of interminable processions of sheep jumping one by one over a hedge, and count them as they jumped; or he might count his own heart-beats or the ticking of the clock on the stairs. If still unable to sleep, he might sit up and read for an hour or two, until his eyelids felt as if lined with sand-paper and his feet were like ice. By this time the clock would be striking one, and he would begin to count the hours till time to get up; and then, after determining to have the satisfaction of declaring in the morning that he did not sleep a wink all night, he probably fell into an uncomfortable, dream-plagued slumber.

Now, that is not the way to sleep. Instead of taking cares to bed, one should dismiss them the moment one begins to undress. The bed should be sacred to sleep, and ordinary waking thoughts should not be permitted to invade it for a moment. If the usual working day proves too short for business that has to be considered, let the gas burn all night for once and sit up to work it out; but do not go to bed to lie awake thinking. Some persons declare that they cannot cease to think. When the light is out, and there are no external objects present to divert the attention, the mind begins to act with extraordinary persistency and refuses to stop. They are at its mercy. The best they can do is to set it to counting silly rural sheep, instead of calculating the movements of bulls and bears on the "Street." Nonsense! Thinking is voluntary. The current of thought can be stopped by an act of the will as pro-

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital—only \$8,000 cash required. (575-3)

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. (158-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—Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-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. (291-B.)

ST. URBAIN STREET—A brick enclosed cottage in good order. Price only \$3,200. (285-b)

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. (768-3)

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

TOWER 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 bed rooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-1)

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-5)

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 stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (850-3)

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)

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

UPPER UNIVERSITY STREET — A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is especially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-37)

VERSAILLES STREET — A neat brick encaased 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 story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET — Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy 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 STREET — Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

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

WELLINGTON STREET — A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,500. (879-3)

Business Properties And Building Lots FOR SALE.

— BY —
J. CRADOCK SIMPSON & Co
Real Estate Agents.

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

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 30 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. — (284-B).

mply and almost as mechanically as the water can be turned off at the bathroom faucet. . .

The trouble with us when we say we "can't stop thinking" is really that we do not want to. Like the self-deluded victims of bibulous indulgence, the man that cannot stop could stop if he would. He that goes to bed simply because it is ten o'clock, without once and definitely dismissing thought, is an unconscious hypocrite. He does not sleep, of course; and this is why it is better to sit up and work, so long as the impulse (or need) to work lasts, until one acquires the power to suspend thought at will. This can be cultivated—it must be if the brain is to do its duty. The man that cannot stop thinking soon falls in with the popular idea that insomnia is a disease, and therefore beyond his control. Disease—that magic word that gives self-indulgent weakness respectability and removes it from the limbo of responsible imperfections! There is no limit to the power of an intelligent will. Humbolt could live and be sane and useful on an allowance of two hours' sleep out of the twenty-four. Edison once remained awake for seventy-two hours in order to complete a mental task. Such feats, however, are but little harder than that of going to sleep at will, which Napoleon, with Europe on his shoulders, was able to do. Almost any business man would pronounce them easier; but sleep, being normal, should be far more readily enjoyed than dispensed with.

The New Testament—which among other admirable things, is a good and simple exposition of healing philosophy—gives a receipt for the cure of insomnia. Physicians say the difficulty proceeds from the pneumogastric nerve, or some other physical centre; hence, they prescribe nux, or bromides. The New Testament tells you what to employ—a better medicine than any drug—"Take no thought for the morrow" Stop thinking, that is to say, and go to sleep; if there is some weighty decision to be made the hour will find you equal to it. Going over it all beforehand, in the moments stolen from sleep and drugged with the fumes of fatigue, only confuses the brain. Moreover, veritable inspirations from the subconscious realm come, not when you are sleeping with one eye anxiously open, but when deep and refreshing slumber has followed the deliberate and trustful closing of the gates of consciousness against thought. This can be done. It may take a few seconds to convince the intruder that there is absolutely no admittance; but when it has finally turned away there ensues a physical and mental calm—at once elation and repose—that almost immediately passes into sleep.

Insomnia is not a matter of fatality. Men have it in their power to sleep as much as their individual brains need, given external conditions reasonably favorable, as surely as they can choose from well-spread tables food sufficient to repair the waste of muscular activity. It is a matter of mental control.—A. L. Mearkie in Mind.

BEAVER HALL HILL — Choice lot of land, with small wooden building, occupied by C. Mariotti, Esq. Particulars at office. (96-B)

BISHOP STREET — Three choice building lots, each 20 ft. x 129 ft. 3 in. on the best part of the street, Moderate price. (270-B).

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. (888-A)

BLEURY STREET — A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (888-A)

CEDAR AVENUE — A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET — A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B)

COTE 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)

DELORIMIER AVENUE — A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; Low price.

DELORIMIER AVENUE — The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,867 ft. of land with the buildings thereon erected, viz: the Club House, Stables, Kennels, etc. Full particulars at office, (192-B)

DORCHESTER STREET — A vacant lot 80 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (778-3)

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)

DRUMMOND AND MOUNTAIN STS. — A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

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

DUROCHER STREET — Close to Sherbrooke St., a choice lot of land for a row of houses or a detached residence. Would be sold on block to a builder, on favorable terms. The situation of this lot ensures a good return from suitable buildings.

FULLUM STREET — A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (869-3).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (44-a)

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. (76-b)

GUY STREET — Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (207-A)

McGILL STREET—That due block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 10,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (12-b)

HUTCHISON STREET, MONTREAL ANNEX.—Building lot, 50 ft. x 100 ft. Price \$600. (201-B)

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (32-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 15,425 ft., with three brick and two frame houses; nearly opposite Fulton St., 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. (25-b)

NOTRE DAME STREET (East) — A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial building thereon. Owner anxious to sell. (21-b)

NOTRE DAME STREET — A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (68-b)

NOTRE DAME STREET.—Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (358B)

ONTARIO STREET. — A piece of land in rear of Ontario street, near Bleury, 44 ft. x 64 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B)

PAPINEAU AVENUE — A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (411-a)

THE MORALS OF MUNICIPAL CORRUPTION.

Miss Jane Addams of Hull House, Chicago, makes in the *Journal of Ethics* an important contribution to our knowledge of the sources of municipal corruption. Living for eight years in a Chicago ward where one of the most corrupt politicians of the city had his stronghold, and brought into daily contact, through her charitable and reformatory work, with the classes of population that gave the local boss his invariable triumph at the polls, Miss Addams has observed him and them with the eye of an alert woman, and has written a most instructive paper on what may be called the natural history of municipal corruption.

Her quiet study of the actual facts, and that patiently from the inside, is the needed corrective to much hasty theorizing. There is, as we all know, a sort of apocalyptic theory of rotten politics in our cities. They are Satan's seat. Their vice, their coarseness, their indifference to political purity, their hasty return to the mire after one experience of what it is to be washed—all this is but the inherent vileness of mankind, displayed on a large scale as the opportunity for displaying it is large. Until the devil is chained or the world burned up, there will be no such thing as effective municipal reform. But what Miss Addams has shown, in opposition to this millenarian school, is that the bad political conditions which we all so much deplore in our cities are intimately connected with rudimentary notions of morals; that it is not pure love of evil which makes the majority of voters in a ward steadily support a proved corruptionist, but the same instinctive and undeveloped code of morality which they follow in all their life.

In fact, as Miss Addams demonstrates, the desire of the Italian and Polish and Hungarian voters in an American city to be represented by "a good man," is not a whit less strenuous than that of the best native stock. Only their idea of the good man is somewhat different. He must be good according to their highest standards of goodness. He must be a man kind to the poor—not only in a general way, but with particular and unflinching attention to their every want and misfortune. Their joys he must brighten and their sorrows he must alleviate. In emergency, in catastrophe, in misunderstandings with employers and with the law, he must be their strong tower of help. Let him in all these things fill up their ideal of the "good man," and he has their votes at his absolute disposal.

How the corrupt Alderman of the Nineteenth Ward in Chicago built up his power on the primitive virtues of his constituents—not their vices—is shown in most enlightening detail by Miss Addams. He paid the rent of poor families in a pinch and threatened with eviction. He went bail for their sons when arrested. He buried their dead, having a standing account at the undertakers sometimes amounting to a thousand or two a year. The funeral of his humblest constituent was provided by this big-hearted friend with its requisite "flowerpiece" and its string of carriages. The chances that

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a masonry wall available.

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 40 feet, depth 145 feet, surroundings the very best. (257-B)

ROBEVAL STREET, HOCHELAGA.—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3)

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 a block of tenements. (12-B)

SHAW AND GAIN STREETS.—A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (241-B)

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

SHERBROOKE, Corner ST. ANDRE STREET.—A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (135-B)

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

ST. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (200-B)

ST. CATHERINE STREET, Corner Marlborough street—A fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B)

ST. CATHERINE, corner St. Matthew Street.—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (507-A)

ST. CATHERINE STREET.—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches with two-story brick cressed building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

ST. CATHERINE STREET — Three choice lots on the north side of the street, near Chomey street, 28 feet by 102 feet. (417-A)

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 18,745 square feet. (235-a)

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

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries (230B).

ST. CHARLES STREET — A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (163-B)

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2 400 per annum. A good investment. (201-B.)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3)

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 2 1/2 x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

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

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68 1/2 feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

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

the money to pay for it all was stolen will not be too narrowly discussed by the people who ride to and from the graves of their dead at his expense. At weddings and christenings a present from the Alderman was never wanting. Six tons of turkeys and four or more tons of ducks and geese were handed out last Christmas by the Alderman in person or by deputy, each fowl accompanied by hearty greetings and good wishes. Still more of an earthly providence does the Alderman appear in his capacity of securing work for his supporters. In the Nineteenth Ward it was the Alderman's proud boast that he had 2,600 people on the pay roll of the city or of corporations operating public franchises. Here was one-third of the vote of the entire ward inalienably his to begin with.

Now, considering the moral ideas of the people who vote such a man into office, it cannot be said that they are making a deliberate choice of bad rulers. They are simply supporting the best man they know—the type of big-hearted friendliness. If any qualms ever seize them respecting the source of the money he spends so lavishly for their benefit, they have a ready and all-sufficient explanation, "Oh, he gets it from the rich." It is a sort of Robin Hood affair, the poor man and the priest are not robbed, only the fat and greasy citizen, who has plenty more; so it does not matter. This is undeveloped morality to be sure but it is precisely on the undeveloped morality of municipal voters that corruption flourishes. There is largely the crime of ignorance, while the inexcusable criminals are the rich men and corporations who furnish the corruptionist the money with which he makes himself impregnable among his simple-minded constituents. Miss Addams sees clearly this ultimate fountain and source of our municipal corruption. How an effort to redeem the Nineteenth Ward came to grief she relates as follows:

"During a campaign a year and a half ago, when a reform league put up a candidate against our corrupt Alderman, and when Hull House worked hard to rally the moral sentiment of the ward in favor of the new man, we encountered another and unexpected difficulty. Finding that it was hard to secure enough local speakers of the moral tone which we desired, we imported orators from other parts of the town, from the 'better element,' so to speak. Suddenly we heard it rumored on all sides that, while the money and speakers for the reform candidate were coming from the swells, the money which was backing our corrupt Alderman also came from a swell source; it was rumored that the president of a street-car combination, for whom he performed constant offices in the City Council was ready to back him to the extent of \$50,000; that he, too, was a good man, and sat in high places; that he had recently given a large sum of money to an educational institution, and was therefore as philanthropic, not to say good and upright, as any man in town; that our Alderman had the sanction of the highest authorities, and that the lecturers who were talking against corruption, and the selling and buying of franchises, were only the cranks, and not the solid business

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

ST. LAWRENCE STREET—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.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B)

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

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

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28 1/2 feet front, suitable for any sort of wholesale business. Particulars at office. (38-B)

ST. PAUL STREET—A good business site, 25 1/2 feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (831-5)

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

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

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

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

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

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the east part of the avenue. (31-B)

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 mantles. Price \$7,000. (288-B.)

BURTON AVENUE—A good building lot, 30 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (103-B)

CARLETON ROAD.—Three very desirable, well situated, building lots, with a total frontage of 54 1/2 ft.; the situation is unsurpassed for beautiful views, good pure air, no chance of shops in the neighborhood, etc. Price only 60 cents per foot. (300-B.)

COLUMBIA AVENUE.—Five good building lots, each 25 ft. x 102 ft., lane in rear. A bargain. (302-B.)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet 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. (256-2)

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. (437-2)

COTE ST. PAUL.—Corner of Upper Lachue Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a)

COTE ST. ANTOINE ROAD. — Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-b)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Verdale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front. With all modern improvements, kitchens on ground floor. (799-3)

men who had developed and built up Chicago."

To this *impasse* every trail leads. If we want to identify the men who make our municipal politics a hissing, we must not look for them in the tenements and the slums. The voters there resident live up, in general, to their highest conception of morality and civic duty. No, we must go to the clubs and the churches and the avenues where are to be found the men of eminent respectability, who, for the sake of making millions illegally, pay out their tens of thousands to the spoiler.—*A New York Evening Post*.

PUBLIC REVENUE FROM FRANCHISES.

Harrison Van Duyne, president of the American Society of Municipal Improvement, in his address at the annual meeting of the society in Washington recently, called attention to the small proportion of public expenses that are paid by the corporations owning valuable franchises, and declared that some plan should be devised whereby municipalities should receive a larger share of the profits arising from these franchises.

It was only a few years ago when the investment of money in street car lines, gas plants and water works was looked upon as rather unprofitable, and a city of moderate size deemed itself fortunate if it could find capitalists willing to accept franchises as a gift. Many a man in Kansas City, Chicago, St. Louis, in fact, in every large Western city, can remember when the privilege of supplying gas, water and street transportation to the people was not worth anything, and the men willing to invest their money in facilities for furnishing these services were deemed benefactors.

That is the principal reason why the habit of giving franchises away arose. But with the rapid growth of cities, the men who originally obtained these franchises that were supposed to be of little worth gradually found that they possessed enormously valuable property, and they began to reach out for more and more privileges of the same sort. They succeeded in getting many desirable franchises for nothing before the people discovered that their representatives were giving away privileges that ought to be sources of great revenue for the cities.

The people are thoroughly awake regarding this important subject now, and franchises are no longer given away, though as a result of bribery and corruption cities generally receive but a small part of what should be obtained for them. The companies which own public franchises have shrewdly hidden the immense profits obtained by issuing great amounts of capital stock in excess of the money actually invested, and by paying a moderate rate of dividend and interest on this over-capitalization, they made it appear that they are realizing only fair returns.

There is only one way to reach those corporations which now have long time franchises for which they pay little or nothing, and that is by

DORCHESTER STREET—Three choice lots near Claudevoys Avenue, each 25 feet front. (206-a)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (51-B)

UNCLASSIFIED 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.)

DORCHESTER STREET—Two 2 1/2 story grey cut stone houses, just completed, each 25 feet x 43 1/2 feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses.

DORCHESTER STREET. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

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

GREENE AVENUE. — First class two storey cottage, with every modern convenience, porcelain bath, stationery w.c., Daisy furnace, asphalting basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B.)

GREENE AVENUE. — A valuable building lot, forming the corner of Prospect Ave., 99 ft. by 73 ft., only 42 1/2 cents per foot. (257-B.)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (302a-3)

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; 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 choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$9,000. (709-3)

HELM AVENUE.—A 2 storey stone front house, with a 2 story 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.)

DORCHESTER STREET.—A handsome gray stone front house, 3 storeys and 2 story extension, contains nine bedrooms, with drawing, dining, breakfast room and kitchen on ground floor. Replete with every modern improvement, mosaic vestibule with marble dado, all doors and front windows have plate glass; latest sanitary plumbing, etc. This house is just being finished by one of the best builders in the city, and everything in connection with it can be depended on to be of the very best. (894C-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. (380-A)

GREENE AVENUE.—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (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.)

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

IRVINE AVENUE.—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B)

KENSINGTON AVENUE.—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

LANSDOWNE AVENUE.—A block of land 100 ft. x 130 ft., well situated near the Park. (302-B.)

LANSDOWNE AVENUE.—Six good building lots, near Cote St. Antoine Road, each 21 ft. x 62½ ft. (307-B.)

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

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. (783-B)

MOUNT PLEASANT AVENUE.—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (863-3)

MT. PLEASANT AVENUE.—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., 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, with in two or three minutes walk of street cars. (180-B)

assessing their property at the highest rate that law and equity will permit, so that they can be required to pay their share of the regular taxes. There is no good reason why a corporation with a capitalization of ten millions should be permitted to pay taxes on an assessed valuation of a few hundred thousand dollars.

The proper way for a city to obtain its just share of the profits arising from a franchise, is to allow the corporation operating under it to retain only such part of the money it collects from the public as will pay its expenses and give to its stock and bond holders a reasonable return on the capital actually invested. Every cent above what is necessary for those purposes belongs to the public and should be turned into the city treasury. That principle cannot be applied to franchises now owned by corporations, but it ought to govern in the case of every franchise that may hereafter be granted, and of every renewal or extension of existing franchises.—*American Land and Title Register.*

CUT OFF THE SPECIAL TAXES.

The best way to deal with the special taxes which the charter committee is tacking on to the charter will be for the City Council to cut them all off and confine the assessors to the tax on immovables and the business tax.

These two sources of revenue along with the water tax can be made to raise sufficient revenue for the city's requirements.

The amount of immovables will be increased at the next assessment by upwards of twenty millions simply by the inclusion of classes of property which have been escaping taxation and by the natural increase of the city's assessment.

Upon this twenty millions—made up of ten millions' worth of machinery; five millions' worth of street railway and electrical plants; two millions, at the least, of hitherto exempted property and two millions of natural increase—upon this addition the present rate of one and a quarter per cent, will put into the treasury \$250,000 a year over and above our present revenue.

Let the city then stick to its present sources of revenue and keep its assessment system as simple as possible. In taxation simplification and equity are related, and complexity an injustice.—*Montreal Herald*

OLD HOUSES TO LET.

We have heard frequently since the advent of dull times of how many houses there are to let. The majority of them should be to let, for they are old, decayed, unpainted, unwhitened, and frequently have not even the first requisite of decency in having their floors swept and washed clean. Such houses, now and at all times, will be to let, and should be. Old houses, even if in the best of order, let slowly, not so much perhaps because they are old and worn, as because they are out of style. We do not use

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

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 83 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE.—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosamont and 184 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosamont Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE.—Handsome stone front residence, lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-3)

SHERBROOKE STREET.—A very desirable building lot, almost adjoining the Park, 50 ft. x 104½ ft. (302-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)

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)

At Weredale Park.—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

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 \$8,000. (883-3)

ST. CATHERINE STREET.—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET.—Seven choice lots, one of them a corner—each 28 feet 9 1-2 inches x 115 1-2 feet deep.

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. (382 & 386-2)

UPPER LANSDOWNE AVENUE.—We call special attention to the fine blocks of lots laid out on the St. C. main 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. Price from 12½ cents upwards. (389-A)

WESTMOUNT—A magnificent corner property on the plateau, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bedrooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (20-3)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very nice house, stables, &c. &c., lately occupied by Mr. Sergeant of Grand Trunk Railway. Has all modern improvements, conservatory, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B)

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)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Dalsy furnace, etc. Seven bedrooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Interior finished in cottonwood. Particulars at office. (209-B)

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)

A DETACHED HOUSE IN THE best residence section of Westmount, built for owners' occupation. Lot has a frontage of nearly one hundred feet, commands a view from elevated land, and is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price (178-B)

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BAY VIEW—Nest frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (230-B)

the latter word in the sense in which it figures in relation to dress; but in an architectural sense. To be out of style means to be out of the latest appliances for health, comfort, cleanliness, cheerfulness and convenience. It means old style, narrow halls, high ceilings, plank'd instead of stone basements, old and unsanitary plumbing, various gloomy and cheerless features instead of light, coziness and cheerfulness; uncomfortable staying places instead of attractive homes. Modern architecture has done much for the home, in the sense of cheerfulness and attractiveness to the inmate, but especially to children, and therefore for morals as well as for health. There are many exhibitions of monstrosities in new houses, as well as for gingerbread and rouge, too, in the sense of unattractiveness. Bad taste is frequently exhibited in both colors and style, where nature and the simplest art only should be revealed. Houses of twenty years ago are not as a rule to be compared with those of to-day. The old houses generally remain vacant, even when offered, as they must be, at a low rent, the new houses as a rule are taken at high rent rates.—*San Francisco Journal.*

A WORD TO THE WISE.

It is a maxim of the business world that the time to buy anything is when it touches the lowest point in the scale of prices. In considering the realty market of to-day the thoughtful investor must remember that real estate has two values—the actual value and the market value. Actual value, mis-called by many intrinsic value, is the precise value of property as it stands to-day, regardless of all promise of the future: "It is a condition, not theory." Market value is that value placed upon property by expert knowledge of past sales and apparently inevitable future improvements; the ratio of increase of population, the experience of times past projected local improvements, all of these are factors in the making of the market price. In other words, property will never be worth less than the actual value, and will probably be always worth the market value.

Hence the market of to-day offers to the careful man the very condition most desirable; here he may put his money, always sure of a *quid pro quo*, and with this he has all the probability of a handsome profit when the lassitude of the times has passed away. When you dig down through the rustling papers and glittering seals of stock investments, underneath you will find the one foundation, the common support of all—land, the basis of all security. Does not the wise man hold his own collateral, instead of paying others to hold it for him?—*Exchange.*

COST OF LIGHTING.

The League of American Municipalities has compiled a report showing the cost of electric lighting from which it is found that in twenty five cities, owning and operating their plants, the

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (160-B)

BOULEVARD ST. GERMAIN, ST. LAURENCE—Three lots each 20 ft. x 121 ft., near the Park and Island Ry. Price \$270 for the three lots. (303-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 Richer station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stone and coach house and other out-buildings, good boating and fishing; telephone in house, only 1 1/2 hours drive from Longueuil. Moderate price. (120-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent and Lakeview Aves., between Cote St. Luc, Long and Westmount. Particulars at office. (101-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (152-B)

DIXIE, now called SUMMERLEA—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extensive kitchen with cellar, for \$2,500, including 7,000 feet of land on the principal avenue. Terms easy. (82-B)

DURVAL—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)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-A)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 48 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (143-A)

OTTERRURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 55 miles, and Miscounta and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared

land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also bonthouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the trout being abundant in Lake Temiscouata. Partridge and hare are also plentiful. Other particulars at this office. (186-B)

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 stucco work, on stone foundation. 10 large rooms, bath room and closets, day furnace, large verandah 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 stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—28 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Rich-ellen River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$3,000 (203-C)

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 lee house, etc.; orchard, tennis grounds, and all country conveniences. (274-b)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A)

SAYT AN RECOLLET—RACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort nicely laid out, large lot, and convenient to railway. Moderate price. (100-B)

cost of each street arc lamp averages \$41 per year. In fifty-six cities which contract for light all night and every night, \$95.50, and \$78.50 where it is not. The league is in communication with other cities owning and operating electric light plants, and will issue further information on this subject. Its object is, of course, to prove that under all circumstances street lighting is done quite as satisfactorily and much more cheaply when done by a municipality itself than when done by contract with corporations, but, after all, this is something in the nature of a self-evident truth, because the

HOUSES TO LET.

Reduced Rents.

We would like to call the attention of parties wishing to rent houses for the winter to our list.

J. CRADOCK SIMPSON & CO.

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (30-B)

BROME, P. Q., SMALL FARM FOR SALE.—About 50 acres, beautifully situated and with frame dwelling house, good stables and other out-buildings. Farm about half a mile from "Brome Corner," and about four miles from Knowlton, a fashionable summer resort, and Brome lake, with its well known fishing grounds; only a few minutes walk from good stores, telephone and telegraph offices, church and post office. Also close to cheese factory, wheelwright and blacksmith's shop, and furniture factory. Sugar bush, orchard and garden, etc. on the farm. Price \$2,750.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B)

STE. ANNE DE BELLEVUE—A frame cottage situated on Grand Trunk Ave., 8 rooms, lot 200 by 150. (173-B)

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$8,000. (259 B).

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn, A large frame house of twelve rooms, heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (249B).

LACHINE LOCKS.—A fine modern house on ample grounds, situated on the high land on the finest part of the road. Would be sold or exchanged for city property. (254B).

LACHUTE, P.Q. FARM FOR SALE.—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush; ¼ mile from railway station; five minutes walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

ST. ANNE'S.—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of the most tasteful summer residences of moderate cost on the island. Suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B)

SEIGNIORY FOR SALE.—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B)

ST. ANNE'S—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation, completely walled, beautiful lawn shade trees, garden, fruit trees, etc. A handsome residence completely furnished, wharf boat house, and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7,000. (81-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$8,200. (56-B)

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B.)

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (263B).

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Onellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

city is always satisfied with less profit on the lighting furnished to private consumers than the corporation is, and even with no profit at all where necessary.—*American Hand and Tilt Register.*

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (258B).

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & CO
181 ST. JAMES STREET.

* THE REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Lester Putnam, No. 131 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, P. O. 171 St. James Street, Montreal.

HOUSE FOR SALE.

249 Mountain Street.

A Stone Front House, 28½ feet wide. Lot about 132 feet deep, to a lane in rear. Low price. Immed. late possession.

J. CRADOCK SIMPSON & CO.
181 St. James Street.

REAL ESTATE TRANSFERS RECORDED IN NOVEMBER, 1898.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. DIV N	DIMENSIONS.		AREA.	PERFOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Lafontaine, 417-419.....	St. Mary's...	504	26	22	105	2310	.....	Buildings.....	1750	
Champlain, 364-366.....	"	1101	46	38	113	4294	.....	"	1600	
Ampleman, 2-10.....	"	633	22 to 27	152	65	9880	.....	"	5000	
St. Alexis, 9-11.....	"	1393	.....	35	62	2200	.....	"	805	Authority of Justice.
Shaw, 27-31.....	"	187	part	40	52	2080	.....	"	1370	
Gain, 242-252.....	"	624 pt 625	.....	54	6 irreg.	4101	.....	"	6500	
deLorimier Ave.....	"	1238 1237	.....	80	100	8000	50	Vacant.....	4000	
deLorimier Ave.....	"	1237 1238	.....	80	100	8000	50	"	4000	
St. Catherine, 1006-1010..	"	487	.....	40	105	4200	.....	Buildings.....	100	Cession.
deLorimier Ave, 268a, 270a.	"	504	4	25	100	25000	.....	"	3500	
Huron 17-19.....	"	508	15	24	80	1920	.....	"	1300	
Logan.....	"	1460	part	105	236	24780	.....	Vacant.....	2000	
Ontario, 1663-1665.....	St. Louis.....	786	N. E. Pt.	50	80	4000	.....	Buildings.....	6500	
St. Dominique, 270-274..			43	25	135	3375	.....	"	8500	
St. Denis, 458-490.....			12	26	6 80	2120	.....	"	8200	
Laval Ave, 22-24.....			parts	27	irreg	2970	.....	"	8000	
St. Louis Square, 14.....			122	20	74	1480	.....	"	3850	
Drolet St., 201-203.....			11 to 13	87	60	3930	.....	"	4323	
City Hall Ave.....			1c, 2c, 3c	73	6 47	3456	.....	"	3763	
City Hall Ave.....			.....	41	3 89	3671	.....	"	6000	
Cadieux St., 220-226.....			100b	21	74	1554	.....	"	300	Sheriff's sale.
Drolet St., 17.....			.....	42	6 irreg.	3212	.....	"	3350	do. do.
Cadieux St., 60-62.....	part	83	61 4	5090	.....	"	6900			
deMontigny, 1208-1216..	St. James	449	55a	24	9 106	2623	.....	Buildings.....	1900	
Mentana, 89-91.....			116	25	114	2850	.....	"	2000	
Amherst, 252-254.....			.....	40	70	2800	.....	"	3019	60
Beaudry, 180-184.....			.....	irreg.	irreg.	3604	.....	"	2000	
St. Timothee, 125.....			153-154	44	74	3256	.....	"	2125	Sheriff's sale
Wolfe, 403-407.....			parts	2	80	160	.....	Strip.....	128	
Montcalm, 137.....			.....	24	6 73	1789	.....	Buildings.....	1225	
St. Timothee, 381-383..			part	irreg.	irreg.	8200	.....	"	23500	
Sherbrooke, 217-223.....			.....	45	105	4725	.....	"	.....
Logan Park, 2-6.....			St. Gabriel	2752	irreg.	98	3700	.....	"	3000
Centre St., 395-401.....	4	25			95	2375	.....	"	4750	
Sherbrooke, 146.....	17	25			95	2375	.....	"	1000	
St. Denis, 727-729.....	297, 298	50			72 9	6450	.....	"	4346	17
St. Hubert, 653-663.....	124	25			114	2850	.....	"	3200	
Amherst, 282-286.....	55 to 57	60			70	4200	.....	"	30000	
Rivard, 72-82.....	parts	irreg.			irreg.	9799	.....	"	13500	
Cherrier, 122-150.....	parts	irreg.			irreg.	4496	.....	"	6258	
Sherbrooke, 225-235.....	.....	43			6 59	2567	.....	Buildings.....	5500	
St. Alexander, 3-5.....	St. Lawrence.	720			67 to 71	24	75	1800	.....	"	3430
Guilbault, 26-28.....			B	21	130	2730	.....	"	745	55
St. Famille, 73a.....			.....	50	82	4100	.....	Vacant.....	1540	Dation.
Arcade & Emily.....			23, 24	50	112	5600	55	"	3080	
St. Urbain.....			I-3	25	112	2800	55	"	1540	
St. Urbain.....			5	25	112	2800	55	"	1540	
St. Urbain.....			.....	49	9 56	2786	.....	Buildings.....	10000	

MONTREAL WEST

STREET AND No.	WARD	CAD. NO.	SUB. DIV. No.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Grand Trunk, 131-137	St. Ann's	891		44 9	irreg.	5142		Buildings	\$ 600 00	Sheriff's sale.
Shearer, 102-108	"	950, 951		59 6	96	5712		"	4846 40	
William, 153-179	"		S. E. Pt.	irreg.	irreg.	25445		"		
Inspector, 2-4	"	1758		irreg.	irreg.	3057		"		
St. Paul, 634	"	1760		irreg.	irreg.	5006		"	59000 00	
Chabouillez	"	1762		irreg.	irreg.	32138		"		
William, 153-179	"	1763		irreg.	irreg.	2282		"	7500 00	
St. Paul, 575-577	"	1848		32 6	71	3053		"		
St. Paul, 573	"	1849		43	71	4800		"	2300 00	
Shannon, 25	"	1655		48	100	2968 3		"	585 00	
Richardson, 53	"	750		31	95	2677		"	17000 00	
Notre Dame, 1676	Centre	71	S. W. Pt.	24 5	115	2560 1		"		
St. Paul, 253-257	East	96		46 5	55	3418 1		"		
St. Paul, 504	West	25		51 9	66	1975		"		good consideration. & other considerations.
St. John, 15-19	"	123		37	irreg.			"	1 00	
St. Peter, 131-141	"							"		
Fortification, 159-161	"	208		88	122	10736		"	95000 00	
Craig, 662-666	"							"		
St. Paul, 441	"	40		irreg.	irreg.	1373		"	8500 00	
Selkirk	St. Antoine	1715	34, 35	48	70	3360	1.25	Vacant	4200 00	
Selkirk	"	1715	4 & 5	48	60	2080	1.29	"	3625 00	
Dominion, 66-68	"	86	25	30	90	2700		Buildings	1705 00	Sheriff's sale.
Mackay, 1	"	1567	5	21 5	80	1713 4		"	6500 00	
Desrivieres, 31-39	"	713		26	65	1690		"	3200 00	
Peel, 311	"	1794	16	28	130	3640		"	12000 00	
Dominion, 63	"	86	S. W. Pt. 20.	34	60	2040		"	1750 00	
Stanley, 169-171	"	1461	18 & 19	21 6	76 9	1650 6		"	2200 00	
Guy, 445	"	1686	A1 & C1	81 6	178 2	13568		"	22000 00	
Souvenir	Par. Montreal	1639, 386,	patts	irreg.	irreg.	9281	.51	Vacant	4800 00	
Mackay, 131	St. Antoine	1700, 1701A		21 6	114	2451		Buildings	8000 00	
Closse, 1-23	"							"		
Tupper, 105-123	"	1653	23, 24	113 9	159 10	11893		"	50000 00	
Dorchester, 879	"	1369	Pt.	26 3	100 6	2657		"	3600 00	a remère.
Crescent	"	1703	45, 46, 47	60	103 9	2075	2.28 1/2	Vacant	8000 00	
Guy, 461-465	"	1686	Pt.	75	185	13550		Buildings	26000 00	
Seigneurs, 312-316	"	289	N W. Pt.	34	irreg.	4926		"	5000 00	
Lorne Ave, 40	"	1822	66	20	82	1640		"	1000 00	and other consideration
Lorne Ave, 40	"	1822	66	20	82	1640		"	5500 00	
Cedar	"	1722	Pt.	irreg.	irreg.	88850		Vacant	1 00	
Osborne, 68	"	649		irreg.	irreg.	9825		Buildings	33000 00	
Versailles, 42	"	493		40	73	2920 1		"		
Versailles, 34	"	491		40	73	2920 1		"	5250 00	
St. Antoine, 185-190	"	665		60	irreg.	7800		"	6500 00	

J. CRADOCK SIMPSON & CO.

• Real Estate •

ESTATES MANAGED
RENTS COLLECTED
VALUATIONS MADE

• Insurance •

Special Attention
to Investments for
Non-Residents.

REFERENCES

Rt. Hon. Lord Strathcona and Mount Royal,
President Bank of Montreal, and High
Commissioner for Canada in London.

W. O. McDonald, Esq., Montreal, and any
of the Banks in Montreal.

Mortgage Loans

181 ST. JAMES ST., MONTREAL.

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

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. No.	FRONT	DEPTH	AREA.	PRICE P&R FT	BUILDINGS	TOTAL PRICE	REMARKS
Mount Royal ave, 195-197.	St. Denis	329	143	25	80	2000	.....	Buildings	1410 00	
Projected street.....	"	197	48, 49	44	65 7	2885	35	Vacant	1029 75	
St. André, 1754.....	"	7	510	25	87	2175	.....	Buildings	141 38	
St Amable, 6.....	"	225	.....	40	70	2800	.....	"	1 00	Rights in
Mount Royal ave.....	"	325	90	23	90	2070	60	Vacant	1200 00	
Carrieres, 715.....	"	333	part	irreg.	irreg.	88041	.....	Buildings	7800 00	
Drolet.....	"	165	54 10 57	88	70	6160	34	Vacant	2100 00	
Carrieres, 301.....	"	281, 282	.....	60	irreg	5470	.....	Buildings	2205 00	Sheriff's sale
St. André.....	"	325	72	22	75	1650	30	Vacant	500 00	
Massue.....	"	325	55, 56	44	75	3300	30	"	1000 00	
St. H. bert.....	"	7	449 450	50	87	4350	05 1/2	"	239 25	
Huntley.....	"	8	pt. 535	25	100	2500	10 1/2	"	262 50	
Breboeuf, 375.....	"	329	190	25	80	2000	17 1/2	"	350 00	For Lot only
St. Andie.....	"	7	201, 202	50	71	3550	07 1/2	"	266 25	
St. Hubert, 1616.....	"	7	310	25	109	2745	11	"	304 37	For Lot only
St. Hubert.....	"	7	449	25	87	2175	14	"	300 00	
Huntley.....	"	8	pt. 835	25	100	2500	.....	Buildings	900 00	
Dufferin, 238 240.....	"	329	20	25	80	2000	.....	"	1050 00	
Huntley, 1186.....	"	8	S 1/2 467	25	100	2500	07	"	187 50	For Lot only
St. André.....	"	325	70	22	75	1650	.....	"	3000 00	
Carrieres.....	"	328	pt. 4	132	irreg.	18744	05	Vacant	1000 00	
Breboeuf.....	"	329, 331	parts.	68	irreg.	5712	06	"	350 00	
Huntley.....	"	8	pt. 582	25	100	2500	07 1/2	"	187 50	
Carrieres, 597.....	"	331	part	irreg.	irreg.	122500	.....	Quarries	8000 00	
Huntley, 1102-1104.....	"	8	pt. 478	25	100	2500	.....	Buildings	187 50	
St. Andre.....	"	7	476	25	87	2175	07 1/2	Vacant	163 13	
St. Amable, 6.....	"	225	.....	40	70	2800	.....	Buildings	500 00	Rights in
Huntley, 1180.....	"	8	N 1/2 469	25	100	2500	.....	"	1000 00	
Anherst.....	"	6	53, 54	50	125	6250	15	Vacant	936 00	
St. Germain, 267.....	Hochelaga.	50	80	25	100	2500	.....	Buildings	800 00	
Lafontaine, 121-127.....	"	166	parts	67 9	80	5420	.....	"	1800 00	Sheriff's sale
Moreau.....	"	80	47 & 80	96	100	9600	15	Vacant	1500 00	
Joliette.....	"	29	57	24	85	2040	15	"	306 00	
Frontenac.....	"	148	pts. 1686, 1695	53	82	4346	11 1/2	"	501 00	
St. Hypolite, 357-359.....	St. Jean Bap.	116	.....	30	70	2100	.....	Buildings	2300 00	
Seaton.....	"	1	339	26	118	3068	13	Vacant	400 00	
Rivard.....	"	15	295, 296, 297	60	70	4200	.....	"	3000 00	
Rivard.....	"	15	292, 293, 294	60	70	4200	35	"	.....
Dufferin, 238-260.....	"	329	27	25	80	2000	.....	"	.....
Chambord, 3-5.....	"	6	34	24	70	1680	.....	Buildings	450 00	
St. Hubert.....	"	12	pts. 122, 123	25	109 9	2743	40	Vacant	1100 00	
St. Hubert.....	"	12	77 to 80	80	129	10320	37	"	38 0 00	
St. Hubert Lane.....	"	12	190, 191	40	44	1760	28	"	500 00	
St. Hubert Lane.....	"	12	190, 191	40	44	176	28	"	520 00	
Boyer, 38-40.....	"	8	169	25	90	2250	.....	Buildings	3450 00	
Mentana, 421-423.....	"	8	71	25	130	3250	.....	Buildings in erection	6000 00	
Christophe Cwomb.....	"	11	87, B & C	40	94	3800	.....	Buildings	5000 00	
St. Andre, 1222-1226.....	"	79	1	20	66	1330	.....	"	2200 00	
Cadieux, 849A.....	"	7	23	25	80	2000	.....	"	1200 00	
Breboeuf, 61-63.....	"	12	65	25	129	3225	37	Vacant	1200 00	
St. Hubert.....	"	1	274	20	100	2000	.....	Buildings	2000 00	
Marie Anne, 62-64.....	"	325	.....	20 6	75	1537	.....	"	2000 00	
St. Hypolite, 348 350.....	"	427	.....	47 6	191	9 24	.....	"	4450 00	
St. Lawrence, 1032.1034.....	"	3399	53	25	90	2250	.....	Buildings	2133 33	
Coleraine, 342-344.....	St. Gabriel	3131	part	33 8	85	2862	.....	"	2000 00	
Maglalen, 496 498.....	"	2570	S W pt.	25	80	2000	.....	"	500 00	
St. Charles, 247.....	"	2839	part	48	127 9	6132	14 1/2	Vacant	900 00	
St. Pat ck.....	"	2570	part	45	80	3600	.....	Buildings	1300 00	

In business, as well as in anything else, it is well to always know more than you are expected to know. In other words, the ability to decide upon questions which do not pertain to the ordinary routine of your life is one of the most valuable assets a business man can possess. It is unfortunate that many people are conceited enough to be resigned to a small knowledge of a few things. The limitations of their business do not seem to demand from them any special exertions outside of a regular beaten path. The unambitious are content with a knowledge of their daily requirements, and the suggestion to them to enlarge their sphere of understanding is almost always rejected. What a delightful thing it is to be able

to show to those above you that your knowledge is not circumscribed and that your daily occupations have not narrowed you to the mere understanding of a few details. The secret of advancement in life is a simple one; it consists of being able to demonstrate that your knowledge of matters other than those which you are expected to know is large. The business man who would know nothing of law or the lawyer who would know nothing of business are men who will not succeed. It is impossible, in these days of specialization, to be well-informed upon all subjects, and it is true that a slight knowledge of many subjects is worse than no knowledge, as it tends to prejudice one's opinion in judging of matters of very great import, but, at

the same time, a broad mind will be able to distinguish what should be understood in order to be well equipped. No opportunity should be lost in gaining a knowledge, even of things which are not germane to the business in hand.—
Business.

Real Estate Owners who wish to offer their properties BY AUCTION, are requested to communicate with J. Cradock Simpson & Co., Real Estate Agents, who will be pleased to confer with property owners as regards time, place, advertising and other details of an auction sale.

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STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Hillside Ave.....	Par. Montreal	1428	90	157 9	14040	Vacant.....	2600	& other considerations
Selby.....	"	384	141	23	120 9	2777	.....	Buildings.....	6900
Prince Albert Ave.....	"	208 & 214	parts of	79 9	193 6	15329	48	Vacant.....	7500	
Grosvenor Ave.....	"	219	101	50	111	5550	30	"	1665	
Clarke Ave.....	"	302	part of 4	23 4	138 3	3237	.....	Buildings.....	11000
Belmont 110.....	"	1434	190b	19 6	114	2223	.....	"	3500
Western Ave.....	"	299	1	50	92 4	4825	75	Vacant.....	3504	
Clark Ave 377, 379 & 381.	"	311	3	25	120	3000	.....	Buildings ..	10500
Columbia Ave.....	"	941	pt of 311 & 312	22 6	92	2070	48	Vacant ..	1000	
do	"	941	part of 314	22 6	92	2070	48	"	1000	
Metcalf Ave.....	"	261	4 & 5	irregular		11476	56 1/2	"	6518 77	
Elgin St.....	"	251	irregular		6987	"	3251	& other considerations
Roslyn Ave.....	"	219	151	50	111	5550	.....	Buildings.....	9900
Sherbrooke.....	"	232	7 to 11 & pt 12	irregular		21419	50	Vacant.....	10709	
Victoria Ave.....	"	215	39 & 40-3	irregular		3577	.....	Buildings.....	7500
do	"	215	20	50	135	6750	.....	Wooden Building.....	2100
Cote St. Antoine Road....	"	220	99	irregular		11347	31 1/2	Vacant.....	3600	
Grosvenor Ave.....	"	219	pt of 105	25	111	2775	.....	Buildings.....	5000
Elm Ave.....	"	374	1-39	25	84	2100	"	4700	Sheriff's sale.
Claudeboye Ave.....	"	383	14 & pt 15	irregular		4755	"	7000	
Montrose Ave.....	"	574	21	irregular		10387	46 1/2	Vacant.....	4829 75	

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