Real Estate Bargains to Fit Any Sized Purse

BEGINNING TO FIND OUT

Thanks to the newspapers, which in this up-to-date age every one now reads, and whose columns constitute an indispensable exchange or clearing-house for all traffickers in matters of mind, body and estate, the public is constantly finding out innumerable things to its advantage.

One of the most important and interesting at this time, locally, is the fact that my office in the Phoenix building is

Headquarters for Houses

where those who are looking for homes can find them, whether large or small, in whatever locality desired, and at prices suited to all purses.

These houses are already built, and if one does not fit your especial needs, another, which I can show you, surely will, for I am able to offer you your pick from the

Largest List of Dwelling Houses

of any office in this city, a fact well worth remembering by intending purchasers.

It is also a fact that they are for sale at much lower prices than you can buy or build a new one for, of equal value, as any experienced and honest person can testify.

You know exactly what you are getting in quality, size, style and arrangement.

You know to a penny what the house will cost you, and you take no chances of disappointment.

Furthermore, you can buy on the monthly payment plan, which is a consideration quite worth while to the thoughtful man of slender means who wants to apply his rent money on account of the purchase of a home, and get himself out of the clutches of a landlord.

The Talk of the Home Buyers is All of Same Tenor

They are tired of living in hired houses and cramped flats, and of the expense and waste of frequent moving.

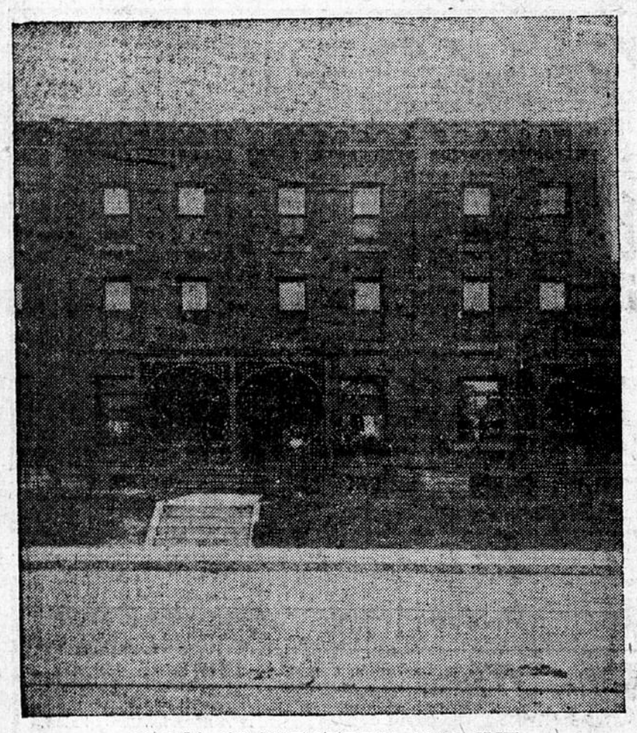
They feel the pinch of steadily advancing rents, and many begin to realize that if ever they are to acquire the coveted home, they must utilize the money they now pay for **rent alone**, by applying it in monthly payments in the purchase of a place, on the terms I offer.

They admit that they can never buy houses cheaper than at present, and recognize the advantage in cost, with the present high price of labor and material, of buying a house already built.

Most of them long for a permanent abiding place of their own, but not all of them, I fear, yet know how to get it, and this is to notify them that I can supply their wants on the most advantageous terms at the

Headquarters for Houses

R. M. NEWPORT, PHOENIX BUILDING



61-61½-63 WESTERN AVENUE.

Three good 9-room houses with city water, gas, sewer, bath, closet, basement and heating plants. The lot is 50x143 to an alley. This property is only seven minutes walk from Glass Block, and is now paying over 10 per cent. It can be remodeled into flats, which would readily rent at good prices and pay a fine profit on money invested. It's certainly cheap. Where can you duplicate it for anything like this price.

WALTER L. BADGER

300 ONEIDA BLOCK.

$1300 — 3821 17th Ave. So., 4-room cottage, large lot, full cellar, good well and barn, large shade trees, city water in street.

$18000 RESIDENCE FOR **$7500** — 1700 Hawthorn Av. Lot 60x150, 11 rooms and bath, thoroughly modern, perfect repair, beautiful parquet floors, frescoed ceilings, an ideal home. Exclusively by

$1600 — 45th St. & Blaisdell—1 block from car line—lot 40x132, new 6-room house, hardwood, full cellar, easy terms.

$1600 — 902 22nd Av. NE. Large lot, 8-room two-story frame—perfect repair. Half cash—balance easy.

E. T. HARE, Prest. A. M. LARA, Sec.

WESTERN INVESTMENT & REALTY CO.

208 New York Life Building.

$2200 — 689 Fremont Av. N. Lot 50x165, 7-room frame, hardwood—full basement. $700 will handle—balance 5 per cent.

$3600 — 2511 Lyndale Av. No., 8 rooms, hardwood, strictly modern, open plumbing, full basement, hot air furnace, $1700 cash, balance $25 per month.

STOP PAYING RENT! We build homes on monthly payments. Seven homes built in eight months. INVESTIGATE OUR PLAN.

$4500 — 3452 Lyndale Ave. So.—Lot 40x160; 8 rooms, new and yet finished strictly modern, full basement, laundry.

CHEAPER THAN RENT

YOU may own one of the best of homes by purchasing direct from the owner, a beautiful and well located modern dwelling situated in the heart of the best residence district. Never listed with an agent. You deal direct with the owner and pay no commissions. 12 rooms besides large bath room, laundry, servants' bath room. Hardwood finish and floors throughout, extra large grounds, an ideal home; some cash, balance at 5 per cent. Well worth $15,000. Will sell at much less.

If you desire to investigate with a view to purchasing, ADDRESS 627, CARE JOURNAL.

Real Estate

MINNEAPOLIS THE CITY BEAUTIFUL

RAPID STRIDES IN THAT DIRECTION THIS SPRING.

Improvement the Order of the Hour in All Residence Sections of the City—Changes Made on Mount Curve Avenue Typical of What Is Being Done.

Regeneration of Minneapolis, the replacing of old homes and the beautifying of neighborhoods with fine new residences, is going on rapidly in the best parts of the city.

The influence of new houses built on large grounds is shown no better than on Mount Curve avenue between Fremont and Humboldt. On the north side of the street were some old houses, in their day considered very handsome, but which had outlived their good looks and had become an eyesore to the high ridge which overlooks the Green's additions and the new Lowry park. These have been removed to make room for the McDonald and C. J. Martin homes which are to be built this spring. Another old mansion which had a leaning tower appearance has been jacked level and has been "fixed up" as a handsome structure.

These improvements are already having a tonic effect on the entire district and serve to do away with the reproach of age and decay to the neighborhood.

Similar processes are going on in widely scattered parts of Minneapolis and the whole city has an appearance of convalescence from the illness of post-boom days. The general painting, repairing, overhauling and the additions of bay windows and porches to old houses does away with the frequent reference which strangers have made in the past to the "run down look" of certain streets.

Filling in hitherto vacant sections is proceeding rapidly, too. This is noticeable in the Blaisdell addition, where for years the old farm land lay vacant between the business streets and the residences around Twenty-sixth street. On the other side of Nicollet the Pettibone cow pasture is being covered with some fine houses. Minneapolis has been credited with magnificent distances between inhabited lots, but these are now filling up.

MONEY GOING INTO HOMES

Permits Taken Out for Many—Other Building Notes.

The Improvement Bulletin this week gives a long list of building permits and building notes.

The largest permit is that for the Martin home at 1300 Mt. Curve avenue, to cost $35,000. The Gas Light company will spend $15,000 on a two-story gas plant. W. S. Harris will build a $10,000 dwelling at 2449 Pillsbury avenue and the Soo line will put up a $12,000 addition to its roundhouse. A. A. Beltz will build an $8,000 home at 1912 Irving avenue. Mrs. B. A. Vernon has taken a permit for a two-story frame flat at 2442 Grand avenue to cost $7,000, and William Ellicott, for flats at 2120 East Twenty-second street, to cost the same. Another large permit is for a $7,000 garage to be built by the Manchester Savings bank at 219 Sixth street S. Another of the small flat building is to be put up at 515 Oak street by F. J. Pesek to cost $5,000.

W. C. Whitney, the architect, has let the contract for the Helene Hawley house at 1716 Colfax avenue to B. Cooperman for $10,000.

Harry W. Jones is making plans for a $10,000 church to be built by the German Baptists on Twentieth avenue N. He has plans also for a tea and art rooms in the Dayton building. The changes will cost $5,000.

Minneapolis architects are busy also on plans for buildings out of town. F. D. Orff is designing the Carnegie library for Little Falls. It will cost $10,000. F. B. and L. L. Long are making plans for improvements to the Grand Forks gas house. Boehme & Cordella are taking bids for St. Francis hospital at Breckenridge.

George Daggett will build a $4,000 stone barn for his Lowry Hill house. H. W. Jones is the architect. C. C. Webber will have a frame barn for his home at 411 Clifton. This will cost $3,000.

BUSINESS GROWS, TOO

New Houses Coming In and New Blood in Old Ones.

Minneapolis is developing Commercially as well as in home building. The advent of a new drug house will put life into the wholesale drug trade. Close on the reincorporation of the Green Bay drug firm in Minneapolis with the addition of local capital by Sewell Andrews comes the purchase of the Kelly wholesale grocery business by the Jordans of Stillwater. Altho the business has paid and has been one of the fine houses of the wholesale district from a standpoint of actual returns, the infusion of new blood and other methods is bound to help the town amazingly.

The Parke-Davis company of Detroit has also pushed the town along by establishing a large warehouse here for northwestern drug supply business.

Within two months it will be possible to name other companies which are to locate here giving more weight to the city as a jobbing town. Minneapolis has always done well in a manufacturing sense. It could better its jobbing record and is preparing to do so rapidly with the influx of new lines and the enlargement of old ones.

Plans for New Structures.

Sedgwick & Saxton announce that they have completed plans for the erection of a $3,500 residence for L. I. Dopkin on Aldrich avenue S. They also have plans for an office and store building at Redfield, S. D., 50x100, with pressed brick front. It will cost $17,000.

New Flats on East Side.

F. G. McMillan will erect a two-story flat building at 1202-06 Seventh street SE. It will be of brick, two stories high and will cost about $7,500. The plans include six flats.

Walton Park Notes.

This week has been a very busy one with more improvements actually consummated than for many months. E. T. Abbott, civil engineer, has had in charge the general grading operations and has already brought up to grade all lots facing east on Lyndale avenue between 36th and 37th Sts. Stone sidewalks will be laid at once, giving quite an air of pretention to this pretty little suburb.

Lowell A. Lamoreaux, architect, is trying to improve the general architecture of the cottage so much in favor at present and is having erected at 3618 Lyndale avenue N a modern cottage of six rooms with nickel and porcelain plumbing. Laundry with tubs, kitchen with enameled sink, all polished floors, gas and electric light, etc. The porch is timbered and the whole house quite a treat to the eye. It is to cost only about $1,600, including exquisite bathroom fixtures. Furnace can be put in if desired.

We regret the departure of Mr. Vaughan for the Soo. This places his pretty modern seven-roomed house, No. 3607 Fremont avenue N, on the market at $1,850. It is a charming house, fully plumbed, and can be bought on very easy terms.

The Minneapolis Street Railway company are preparing plans for the long-hoped-for extension on Emerson avenue, which plans will be announced shortly.

Mr. Darwin Robbins has charge of the Park this summer at its office on the estate.

REAL ESTATE TRANSFERS.

Charlotte S. Clark to Toby Anderson, lot 5, block 36, Murphy's addition, $1,200.

Frank C. Nickels and wife to Daniel S. Bailey and wife, lot 48, block 4, Prospect Park, second division revised, $175.

Frederick S. Stevens and wife to Reuben Burley, lot 10, block 2, Elwell's addition, $1,400.

Ada M. Harris to Thomas M. Carter, lot 10, block 32, Murphy's addition, $1,300.

New Hampshire Savings Bank to Carlos Church et al., part of lots 9 and 10, block 7, Mill company's addition, $3,900.

J. B. Bassett Lumber company to City of Minneapolis, part of blocks 2 and 3, and B, Spring Lake addition, etc., $22,100.

Sarah P. Smith to Henry E. Fisher, lots 4 and 5, block 1, Grant's addition, $1,300.

Nicholas Faber and wife to Anthony Freund, in section 15-118-22, $2,000.

Margaret G. Wardick and husband to Patrick Gibbons, in section 33-120-23, $1,400.

John J. Fretter and wife to Andrew Hammersborg, lot 1, block 4, Goodrich Park addition, $425.

Albert Smidek and wife to Filip Hadac, lot 1, block 87, West Minneapolis Second division, $520.

Ida C. Stevenson and husband to Ada M. Harris, lot 10, block 32, Murphy's addition, $1,500.

Oscar A. Voge and wife to Samuel Hetherington; lot 11, block 2, Layman's addition, $100.

John A. Cameron and wife to Gus Johnson; lot 6, block 2, Morgan's addition, $1,000.

Ruth Sterling to Louis B. Keller; lot 24, and part of lot 23, block 13, Cottage City, $450.

James F. McElroy and wife to John P. Kern; lot 3, block 4, Minnehaha addition, $250.

Joseph E. Cardinal, Jr., and wife to Samuel Lemere; part of lot 3, block 5, Wolford, Sidle & Reid's addition, $300.

Francis Woodling to Minnesota Park Association; lot 12, block 29, Calhoun Park addition, $590.

Araminta H. Taylor, executrix, to Amanda M. Nelson; part of lots 11 and 12, block 4, Windom's addition, $1,900.

Atlas Milling Company to Princeton Roller Mill Company; part of lot 5, block 4, Town of Long Lake, etc., $1,000.

Jennie M. Lewis and husband to Patrick H. Redmond and wife; lot 6, block 2, Cross & Stanchfield's addition, $575.

Toby Anderson and wife to Emma Sorenson; lot 5, block 36, Murphy's addition, $1,400.

Albert Hickman and wife to James Tigue; part of lots 17 and 18, block 11, Wilson's rearrangement, $4,500.

Winslow J. Cerveny and wife to Vincent Tobias; in section 1-116-22, $950.

Minnesota Park association to Loring H. Tucker; lot 12, block 29, Calhoun Park, $675.

Henry E. Fisher and wife to Katherin E. Wagner; lots 4 and 5, block 1, Grant's addition, $175.

David S. Barmore and wife to DeLancy W. Webster; lot 4, block 2, A. G. Loring's addition, $900.

Ten minor deeds, $183.

Total, thirty-eight deeds, $53,518.

BUILDING PERMITS.

Eugene F. Elliott, 2413 Cole avenue SE; dwelling, $1,500.

George B. Elliott, 2327 Cole avenue SE; dwelling, $1,500.

Emanuel Beasberg, 725-727 Emerson avenue N; brick flats, $6,000.

J. S. Chadwick, 2101 Humboldt avenue S; dwelling, $3,600.

Mary Seaman, 3334 Park avenue; dwelling, $3,000.

E. W. Worby, 123 Bedford street; dwelling, $1,200.

E. S. Ringrose, F street, between Eighteenth and Nineteenth street NE; storage shed, $1,500.

I. E. Carlson, 3432 Cedar avenue; dwelling, $1,000.

John Kappeller, 1923 Buchanan street; dwelling, $1,500.

Nine minor permits, $1,165.

Total, eighteen permits, $21,965.

Carey's Cement Roofing, the only roofing that grows better with age. Both phones 376. See W. S. Nott Company.

There are many forms of nervous debility in men that yield to the use of Carter's Iron Pills. Those who are troubled with nervous weakness, night sweats, etc., should try them.

Great Western Construction Company

605 Kasota Block.

$975—Five-room house on Colfax av N; this is a nice small house, new and can be handled with a small cash payment; balance on easy terms.

$2600—Seven-room house, finely finished, on Dupont av N, and can be bought on easy terms; it is a complete little home; all street improvements in.

$3000—7-room strictly modern house, east front, hot water heat; clear; can be bought on very easy terms; newly built.

$2400—Seven-room house, west front, on Girard av N; pine finish, mortgage $800, three years, 6 per cent. Will give good terms on balance; city water and gas.

$3000—Eight-room strictly modern cottage, on Irving av N; a beautiful home on easy terms.

$1675—8-room cottage on James av N; well finished, parquet floors, basement, barn; $400 will handle this.

$1550—Eight-room house on James av N; city water and gas; cellar, cistern and barn; easy terms.

$1250—Six-room house, sidewalk, gas, pine finish, basement, cistern, storm windows, screens, a very neat little home on easy terms.

$3500—Eight-room modern house on Lyndale av N; lot 50x157; street improvements all in; just newly built; terms to suit; look this up.

$3500—Seven-room modern house, on Sheridan av S; large lot with shade trees; two blocks from Harriet car line; terms easy.

$3200—Ten-room modern house, except heat, on Pleasant av near Lake st; in fine condition, and can be bought on terms to suit.

$3800—Eight-room house on Harriet av S, all modern and only one year old; we can sell you this on favorable terms.

$1500—Ten-room frame house on 22d av NE; make an offer; terms will be easy.

$2000—Eight-room house on 23d av NE, on terms to suit; in good repair.

$1400—6-room house on 16th av S; all street improvements in; cistern, well, storms and screens; easy terms.

$3000—Nine-room strictly modern house on Garfield av; shade trees and barn; this is a beautiful home and very cheap.

$1300—Seven-room cottage on 30th av S, all street improvements and newly finished; terms easy.

$2700—Eight-room house on 4th av S, all modern except heat; a bargain; on terms.

$2500—On 6th st NE, 11 rooms, cistern, well, city water, trees and in fine condition; lot 40x155; terms to suit.

Terms.

$1800—Eight-room house, on Huron st SE.

$800—Five-room house on Huron st SE. Easy terms.

Great Western Construction Co.,

605 Kasota Block.

THE OUTLOOK FOR LYNNHURST

Is so far ahead of anything purchasers had expected that many are making second purchases, in order to avail themselves of an opportunity which they fully appreciate can never again be offered.

The more our customers see the advantages of this property, and the more they realize the benefit of controlling the character of improvements, the more fully persuaded are they that no finer location in the city can be had for a home.

Are you one of those who will have a home where flats, apartment houses and stores are not permitted, but where everyone has plenty of lawn, ample room for large flower gardens, a view of Lake Harriet, the gem of our lakes, and where the whole addition is surrounded by a park?

If you are, you must *act at once*, as a great many of the choice locations are now being taken.

FACTS

East side of Lake Harriet from 43d to 46th streets, between Dupont avenue S and Lake Harriet boulevard.

Street cars run every 15 minutes, making easy access to business and still a city and lake home in one.

Large lots, averaging 50x175 to 200; city water paid for.

Title perfect. Guaranteed by state under Torrens System of Registration.

Terms: $100 cash and $10 per month, without interest.

Call or Write for Colored Plat and Price Lists

DAVID O. BELL, Prest. WALTER A. EGGLESTON, Secy. JAMES B. SUTHERLAND, Treas.

D. C. Bell Inv'st Co.

111 SOUTH FOURTH ST.

2541 HARRIET AVENUE.

NOTE THE TERMS—

$4000—on a cash payment of $400 and monthly payments of $40, covering both interest and principal, buys this strictly modern 11-room house with combination heat, full plumbing, including mantel and fireplace, hardwood finish, storm sash and screens—sewer, water, gas and stone sidewalks.

W. W. CLARK REALTY CO., 313 NICOLLET AVENUE

ONE-PRICE DEALERS

C. W. WELLS

508 PHOENIX

$3800—Strictly modern house in Calhoun Park.

$3000—Large house and barn, Fourth av. S.

$2500—Buys house, 9 rooms and barn; Hawthorn av, near Aldrich. A bargain.

$2000—7 rooms and barn, Stevens, near 28th st.

$2000—A bargain, on 14th ave., near 25th st.

$2500—10 rooms and barn, Columbus ave., near 33d st.

$2550—8-room house, hot water heat, Oakland ave., near Franklin. A pleasant home.

$1250—49x126, First Av. near 25th St.

$1000—41x124, Portland Av. near 28th St.

$700—40x118, Columbus Av. near Lake St.

$650—40x118, Columbus Av. near 32nd St.

$500—42x126, Nicollet between 35th and 36th St

$325—38x131, First av. S, near 37th st.

$325—42x90, nice lot near Van Cleve school. Why rent when you can buy a home on easy payments and make 35 per cent; select location and I will make you some money. Lots from $100 to $2000, paying investments.

T. J. JANNEY

203 Oneida Bldg.

$2400—Large lot 80x150, Highland Park, and a good eight room house, very well built and good condition, with city water, trees, stone walks, etc. This is a north side bargain.

$2000—So. 8th St. near 25th Av. 10 rooms, storm sash, screens, cistern, well, city water, good condition.

$5500—Fine modern house, east front, on Second avenue S., near Franklin; 9 rooms, all complete, including gas fixtures and window shades; lot 50x127. Will sell on easy terms.

$5650—Fine, up-to-date, modern house of 10 rooms, between Douglass and Mt. Curve avenue, on the Hill; good barn.

$18,000—14-room residence in choice location, with nearly an acre of ground. This house is very complete and very well arranged. It has large barn, with water and sewer connection and man's room. The price is very low, and the ground is very valuable. We will take a smaller house or two good lots in part payment.

HOMES.

$250—A home at once.

$236—A home in 6 months.

$210—A home in 10 months.

$200—A home in 15 months.

Great Western Construction Co.

605 Kasota Block.

Don't let something you want to get rid of be a white elephant on your hands. Use a Journal "Want Ad." Only one cent a word.

Defective Page