

# Industrial Opportunities in Minneapolis

## MANUFACTURING IS ONLY IN ITS INFANCY

*Territory Which Must Draw Its Supplies of All Kinds From Minneapolis Is Only Partially Developed—Bright Outlook for Investment—What Has Been Accomplished by the Pioneer Factories.*

Suggestion of industries needed in Minneapolis, as outlined on The Journal's industrial page, has in several cases been followed almost immediately by formation of such companies. In commenting on this fact a Minneapolis man of business affairs said that Minneapolis needs a factory to make agricultural implements. Not only agricultural implements as generally known, but also wagons and sleighs for farm purposes, which could be made with profit in Minneapolis, for northwestern consumption, if his estimate of conditions is correct.

naturally be expended locally by a home factory. While the invasion by big manufacturing firms of other cities is heartily welcomed by the business men, they have room in their respective hearts for home factories as well. The competition offered by home factories would not, it is believed, interfere seriously with the profits of firms which maintain warehouses here with full stocks of farm utensils.

### The Twins May Work Together to Advantage.

The real estate fraternity of Minneapolis and St. Paul is beginning to realize the advantage and necessity of co-operation in the general exploitation of investment properties in the respective cities. For example, a St. Paul investor looking for a good purchase in Minneapolis would have no unreasonable prejudice as to locality that in many cases would govern a local investor to a large extent. North, West, South or East Side property would be satisfactory, providing the general conditions complied with his requirements. The same would apply to a Minneapolis investor in St. Paul. The dealer can offer and exploit his property entirely on its merits and not have to contend with locality prejudice. The average dealer has customers daily who could not be induced to purchase East or South Side property, no matter how good a showing as to income, value or possibilities, but would select a locality where the property he desired could not be had at any price.

People living outside the twin cities, particularly in the eastern states, regard Minneapolis and St. Paul as practically one city, and this idea should be fostered and encouraged. What Minneapolis may lack St. Paul can supply, and in return Minneapolis with her interests can offset an equivalent lack in St. Paul, thus combining railroad headquarters, jobbing, milling, lumber, banking and real estate interests of the two cities, we have a remarkable showing to submit to a prospective investor. Also a joint population of 600,000 for one city is much more attractive to the easterner than taken separately. Nicollet avenue property, in a community of 600,000 people would not appear high to the outsider at from \$2,500 to \$3,500 per front foot, as it might taking the individual population of Minneapolis, regardless of the fact of the correspondingly high rental. The same holds true of Robert, Sixth or Wabasha streets in St. Paul in the same proportion. This has been suggested before, but can not be too emphatically emphasized for the benefit of all concerned. These mutual advantages, as can easily be seen, apply not only to the real estate men, but business men engaged in any pursuit to use their utmost endeavor toward co-operation with our sister city.

cupied. All the land is not yet available for agricultural purposes. With the completion of the large federal irrigation operations as planned for Montana, an additional area will be ready for the settler's plow and seeder. In fact it is frequently said that the development of the country, and an accompanying enormous demand on Minneapolis for all sorts of manufactured goods, is bound to go forward rapidly, increasing year by year.

Just at Threshold. To a manufacturer of prophetic mind an Eden of possibility opens before him as he considers the probabilities as based on past history of the northwest and the eagerness with which new people are coming in to take up land. He will see before him the future of a great metropolis where Minneapolis now stands, to which the surrounding territory will turn for supplies. This will be a metropolis built up on a manufacturing and distributing basis. However, with one plow factory, and one wagon factory, one knitting factory, one soap factory, one refrigerator factory, and so on indefinitely, the city could never grow because it could not supply the demand.

client evidence that products of this sort are in demand in Minneapolis and Minneapolis territory. A yearly visit to the state fair grounds during the fall exhibition will demonstrate that no other manufacturers have a larger appreciation of the possibilities of the fair exhibit as an advertising agency or of how closely the farm life is interwoven with the history of the northwest that it is now making. It is deduced from this evidence of tremendous competition for the agricultural-implement business that if companies which must ship their products such long distances at high freight rates are so prosperous, a Minneapolis factory, with the low raw material freight rate at its service and the shortened distance to the consumer on the finished product, would have a fighting chance for a good business.

Success of Local Firms. The success of local factories in allied lines is indicative of what may be in store for new factories. The enormous plant of the Minneapolis Threshing Machine company at West Minneapolis, the big establishment of the Leuhar Wagon company in Little Pittsburgh, and the wheelbarrow plant of the Puffer-Hubbard Manufacturing company need only to be cited as evidence of Minneapolis' manufacturing success. As usual, the Commercial club public affairs committee secretary, Wallace G. Nye, and the manufacturers committee are active in the matter of inducing more manufacturing businesses, and already are in touch with the wagon and sled firm referred to. The business is said to be prosperous and the reasons for the removal good, so it is likely that one of the first new industrial plants to be established in Minneapolis will be this big organization with a firmly settled trade and with a trademarked product which satisfies the farm-wagon trade and the farmer who buy his wagons or winter substitute, the sled.

### Minneapolis Trust Company

4 South Fourth Street.

Acts as Executor, Administrator, Guardian, and Trustee—Does not Do a Banking Business—Safety Deposit Boxes for Rent.

#### Real Estate for Sale in All Parts of the City

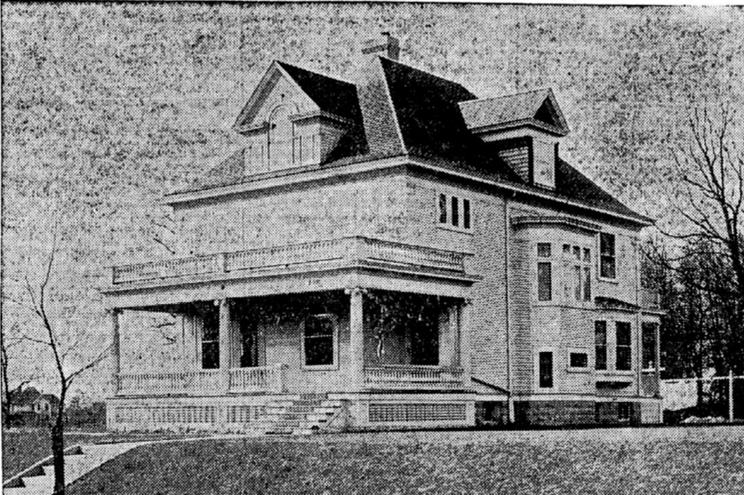
Money to Loan at 5%, 5½% and 6%

**SOME GOOD LOTS.**

- \$700—Lyndale av S, between 24th and 25th; 40x48; west front.
- \$750—Bryant av S, between 27th and 28th; west front; 40x128.
- \$750—Oliver av S, near 21st st; 55x106; Kenwood.
- \$850—Euclid place, between 25th and 26th; 53x152; next to new house.
- \$850—Lake place, between 24th and 25th; 50x150; east front.
- \$900—James av S, between 31st and 32d; east front; 45x128.
- \$1000—Humboldt av S, between Franklin and 24d; 41x129 each.
- \$1000—Harriet av, corner of 25th; east front; 48x135; all improvements; sidewalks will be built in spring.
- \$1000—Lake of the Isles boulevard, between 22d and 24th; 50x213; all improvements in.
- \$1300—Bach—Pillsbury av, between 26th and 27th; east or west front; 44x165.
- \$1400—Elliot av, between 16th and 17th; west front; 50x144.
- \$1600—First av S, between 19th and Franklin; third lot south of Franklin; west front; 50x128.
- \$1700—Elliot av, between 15th and 17th; east front; 50x150.
- \$1700—First av S, between 17th and 18th; east front; 50x128.
- \$1500—Lyndale av S, corner 25th; east front; 56x118.
- \$1900—Colfax av S, corner 24th; west front; 44x128.
- \$1800—60x128, Colfax av S, between 26th and 27th; west front. Terms.
- \$2000—Aldrich av S, between Franklin and 22d; 58x135; east front.
- \$2000—Colfax av S, between 22d and 24th; 50x135; west front.
- \$2200—Blaisdell av, corner 25th; 50x165; east front. \$500 down, balance to suit.
- \$4000—Spruce place, between 15th and Oak Grove; 100x165; west front.
- \$4500—Double corner, 1st av S and 18th; east and south front; 100x128.
- \$6000—Each—Park av, 27th and 28th; 75x248 each; west front.
- \$8000—Park av and 28th; east and south front; 125x250.
- \$9000—Colfax av S, corner Douglas; east front; 120x135; overlooks whole town.
- \$9600—Park av, between 26th and 27th; 100x250; east front.
- \$10500—Blaisdell av, corner 22d st; 144x165; west front. Will sell all or half.

## This Beautiful Residence

### FOR SALE OR EXCHANGE



One of the finest-built houses of its size in the city; has 14 rooms, with a basement, laundry and drying-rooms, hot water heat, electric lights and all sewer connections completed. The inside decorations are beautiful. The furniture was made to order from handsome mahogany especially for this house. Many original rugs of beautiful design cover the floors. The lot on which this house stands is 100x147 feet in size.

Any parties wanting an elegant, modern home, with or without furniture, can buy this property at cost. Or the owner will exchange it for North Dakota farm lands or for pine lands in Minnesota, Mississippi, Tennessee, Alabama or Florida.

The only reason the owner has for selling this home and its contents is that he is going south to live.

For further particulars call or address,

**Or 2108 SOUTH J. A. WALTERS NEW YORK LIFE BLDG. HUMBOLDT AVE.**



## 2109 OLIVER AVENUE SOUTH

### \$4875

Eight-room, strictly modern home, every convenience; hot water heat, fine fireplace, beautiful built-in sideboard, laundry, vegetable and fuel rooms in basement; house finished in red birch throughout, also hardwood floors throughout; all rooms handsomely decorated; front and back stairs. House only built two years. Lot 65 feet front and 100 feet to alley. Fine sodded lawn. Located one block from car line and two from schoolhouse. Owner leaving city and will sell on easy terms. Inquire at above number.

### Wyvell-Harrington Co.,

401-403 ANDRUS BUILDING.

- \$3000—Grand Ave. and 31st street—8 rooms, all modern except heat—easy terms.
- \$3750—Colfax Ave. S and 32nd street—8 rooms, oak and birch finish—furnace, modern throughout—easy terms.
- \$1775—Humboldt Ave. N and 29th Ave.—for two families, 9 rooms, city water, new—\$500 down, \$25 a month.
- \$6000—Pleasant Ave. and 24th street—a fine home, all modern, excellently arranged and finished, 10 rooms, location unsurpassed.
- \$4500—A new 9-room house just completed, Fremont Ave. S and 27th street; combination heat and everything of the best—\$1500 down and \$35 a month.

### DOUBLE YOUR MONEY

By Investing Near the Lakes, in Vacant Lots, or New, up-to-date, All Modern Homes.

- \$1780—Takes a nearly new house and barn, full basement, furnace heat, city water, east front, overlooking Lake Harriet, splendid view of surrounding country.
- \$3250—For this all modern, up-to-date house of 7 rooms, hot water heat, east front, overlooking park and lake, a very cosy home.
- \$4500—One of the finest houses on Park boulevard, all modern, strictly up-to-date, 8 rooms, hot water heat, east front, lot 60x170, this must be sold; parties leaving city.

Before you buy a lot let me show you some of the finest spots to live. Among the trees; with city water, and a stone sidewalk; overlooking lakes. Stop and think of these beautiful spots for suburban homes; going fast. \$250 to \$1,500. Call for list.

Big paying investment, 7 brick houses, 6 rooms each, sewer, city water, stone walks; ground 150x150; fine shade trees, income \$840 per year. Price \$6,500.

Best Bargain in Minneapolis—Ten good-sized houses, best of repair, on 3 large lots; close in; ground worth the money; total rents, \$1,820; improvements all in street and paid for; fine corner, 165x165; price \$13,000

**GEO. B. DARTT 807 Phoenix Building. T. C. PHONES 3946-4247.**

### SPECULATORS ATTENTION INVESTORS

- \$15500—A flat building of six apartments in the vicinity of Park av and 17th at that will absolutely net 11 per cent. in good repair. Annual rental, \$2,600.
- \$375—Corner of Erie and Essex sts SE, walking distance from the state university; size 50x132 feet. Terms.
- \$175—Each—West front lots on Penn av N, between 26th and 27th ave. City water and stone walk. Lots lie fine. Terms, \$25 down and \$10 per month.
- \$2650—A large tract of land on Humboldt av S, between 26th and 27th sts, two blocks from Lake of the Isles. Land lies fine. Size 128x155 feet. Would make three good lots 42x165 each. City water; sewer; gas and walk. Easy terms.
- \$6500—No. 375 East Grant st. Corner of Grant and Clinton, 107x129 ft. A ten-room modern house, in good repair. Space on balance of lot for a large flat. This property within easy walking distance of town. Very cheap. House worth nearly the price.
- \$225—Each—East front lots on Oakland av, between 38th and 39th sts, 42x117 feet each. Terms \$25 down and \$10 per month.
- \$700—East front lot on 4th at N, between 17th and 18th ave. Size, 41x128 feet to alley. Reasonable terms.
- \$375—Each—A few lots left on Clinton av, between 27th and 28th sts. West front, center of block, city water, sewer, gas and stone walk paid for. Terms, \$50 down and \$10 per month. These are rare bargains.
- \$1000—East front corner of 25th and Harriet av, 48x134 feet. City water, sewer and gas. Terms.
- \$7000—No. 628 E 16th st, just off Park av. An 11-room thoroughly modern house in best of repair. Combination heat, porcelain bath, open nickel-plated, laundry, large barn, extra fine gas fixtures, storm sash, screens, etc., etc. Easy terms.
- \$375—Each—Lots on 11th av S, between 27th and 28th sts. City water and stone walk, size 40x123 feet to alley. Easy terms.
- \$4500—A piece of Great Northern trackage, five blocks from the union depot, size 196x158 feet. Great Northern trackage is scarce; a similar piece sold for \$5,500. Easy terms and cheap.
- \$325—Each—East front lots on Nicollet av, between 38th and 39th sts. City water, size 48x179 feet each. Terms \$25 down and \$10 a month.
- MAKE OFFER—No. 1913 Nicollet av. An 11-room house, modern, bath and furnace; owned by an eastern estate. Lot 50x105 feet. We will submit any offer.

### THORPE BROS., ANDRUS BUILDING

- \$1100—No. 120 W 29th st. House of 8 rooms, good repair; modern house of 7 rooms, steam heat, in good repair. Very large east front lot with a frontage of 60 feet. This is the biggest bargain on Portland.
- \$1600—No. 3349 Aldrich av S; corner lot, 46x118; city water, stone walk. Will consider easy terms.
- \$3300—No. 3041 Harriet av; modern residence of 9 rooms; newly decorated all through; gas fixtures, hardwood floors, new furnace, and newly painted.
- \$3500—No. 3025 Portland av. This amount will be considered for a 9-room modern residence, situated on a fine lot, 43x118; with a little expenditure this will make a good home. Easy terms.
- \$9750—No. 1810 Portland av; 7 rooms, steam heat, in good repair. Very large east front lot with a frontage of 60 feet. This is the biggest bargain on Portland.
- \$4000—Washburn Park home, Elwood place, only one block from Nicollet av. A fine modern residence, beautifully located on a large lot. Will consider an offer. Only two blocks to car.
- \$1500—No. 3940 Portland av. Very good house of 8 rooms, full basement, piped for furnace; all in fine repair. East front lot, 40x121.
- \$1400—Humboldt av S, corner Lincoln. Fine level lot, 47x134. Owner will consider above amount.
- \$2100—No. 2501 Aldrich av S; house of 10 rooms, city water, gas, 37th and 38th lots. Only two more of these choice lots, 42x119 to alley. Easy terms.
- \$525—Garfield av, between 31st and 32d sts. Very fine lot, 46x123; city water, stone walk and gas.
- \$125—Stevens av, between 45th and 46th sts. Owner will consider offer of above amount.
- \$175—Pillsbury av, between 45th and 46th sts. Very fine front lot, 40x126; trees. Easy terms.
- \$200—Aldrich av S, between two more of these choice lots, 42x119 to alley. Easy terms.
- \$5250—4th av S and 15th st. Fine double corner for pairs; size 166x128. Close in and a bargain.
- \$1800—Here is a bargain if you wish to build a small flat close in. This lot is 45x100 to alley on 11th st, between Main and Spruce places. Look it up at once.
- \$375—Sheridan av S and Franklin. South and east front corner; city water; stone walk and gas. Owner wants an offer.
- \$1700—Lake place, corner 25th st. Lake of the Isles addition; double corner, 100x155; city water both sides. It's dirt cheap. Look it up.

See us for list of Special Bargains in Linden Hills

Call or Write for Our New Catalog of Real Estate Bargains.

David C. Bell, Pres. Jas. B. Sutherland, Treas. Walter A. Eggleston, Sect.

## D. C. Bell Inv't Co.

111 SOUTH FOURTH ST.

### THAYER & GALE

LOOK AT IT

We are just completing an 8-room cottage at 2625 Clinton, lot 50x129—to alley. The house is plain but substantial, and material and workmanship first class. We want to sell the lot at a fair price and put the house in at cost. Price—\$3,500. Easy terms.

We have for sale the only house in Green's Addition that can be bought as low as \$6,800. It's on Humboldt Ave., too.

**IT WILL PAY YOU TO LOOK THIS UP**

Second Floor New York Life

### LAKE OF THE ISLES

Two new exceptionally choice modern homes of eight or nine rooms each in this beautiful addition, with commanding view of the lake. Thoroughly well built, on one of the choicest corners, Irving and Twenty-fifth street. Finished in mahogany, quarter-sawned, white oak and other selected hardwoods. Built-in mantels, sideboards, bookcases of the latest designs. Plain beveled plate and beautiful art glass. Columned openings; beamed ceilings; sliding doors. Expensive and elaborate decorations. Gas and electricity with high grade fixtures. The best nickel-plated, open plumbing; combination heating plant. Laundry, stone walks and steps, screens and storm sash. \$8,000 for corner; \$5,500 for inside house. No more, no less. Cash or half cash. See owner and builder on premises, or 909 West Franklin avenue, Flat 27. Twin City phone 1141. J. A. FAGAN.

### A COTTAGE HOME \$3300

128 WEST TWENTY-FIFTH ST.

\$500 cash, balance monthly payments. Will give you immediate possession of this fine dwelling. Seven rooms, bath, hot water heat, hardwood floors, etc.

## J. SCHUTT & SON

340 TEMPLE COURT.