

# Industrial Opportunities in Minneapolis

## MUCH MATERIAL FOR BUILDING IS NEEDED

### A Million Dollars' Worth of Construction Under Way in Minneapolis Now—Builders Compelled to Go Elsewhere for Materials Which Should Be Manufactured in This City.

With the growth of Minneapolis, industrial opportunities in the city multiply rapidly. This rapidity of increase is particularly apparent in all lines pertaining to building. Construction is to be heavy this season. Already over \$1,000,000 worth of building is under way and a large additional amount is planned for completion before Jan. 1, 1906. Demand for factories, warehouses, flats and dwellings is so far ahead of the supply that building promises to be one of the prime industries for several years to come.

Altho the custom obtains now to have local structures built of Minneapolis material so far as possible, or of material bought thru Minneapolis agents, a respectable proportion of the material must be secured thru the latter channel rather than from Minneapolis factories. The city can furnish stone and lumber and much of the brick which enters into buildings, and the iron or steel work. The need of a sand brick factory has already been discussed on this page, and many other lines might be taken up, showing the call for the establishment of new industries, or the enlargement of existing factories to keep up with the demand and to retain in Minneapolis the execution of orders.

Many Chances Open.

Building is to be so extensive in the next few years that plants for turning out material for this line of construction will be worked to the limit. This will result, either in increase of capital and establishments of existing factories, or the accession of new concerns. This is very true of cornice, roofing and sheet metal plants. The day of the old-time roof for factories, store buildings, warehouses and dwellings is passing, and the changes in the use of material have been noticeable. Patent

roofs are replacing shingles; iron cornices are being used instead of stone, brick or wood construction; sheet metal is taking the place of plaster ceilings, wood door frames and wood window sash and frames.

With the change has come a necessary growth in the cornice shops in size and number, and the introduction of sheet metal shops. Altho the city is well supplied with tin and galvanized iron shops, only one of the latter type of factory exists today. The rapid and prosperous growth of the one institution is instance of the investment value of such a plant, which, in this instance, must be either enlarged or submit to competition, in order to take care of the demand for the product, resulting from its immediate popularity as a substitute for materials formerly used.

The opportunity presents itself to give the local factory a chance to spread out, ship its product to all parts of the country and to add lines of manufacture not yet attempted, but which are very possible. Then will follow, as in other cities, the manufacture of the raw material itself right here in Minneapolis.

The success of sheet metal working plants elsewhere, as well as in Minneapolis, is satisfactory argument for making the manufacture more extensive in Minneapolis.

The originator of the stamped metal business was W. H. Mullins of Salem, Ohio, who has been thirty years in the business and is now a wealthy man operating a plant which is creditable to the Ohio city. The Berger Manufacturing company of Canton, Ohio, is another successful firm, eighteen years in the business, with an output which probably reaches \$1,000,000 annually.

The success of the local concern, too, makes clear the value of its operations to the city in the local consumption of its products and as an advertisement of

Minneapolis in all points to which its goods are shipped.

### New Concerns Prospering.

The Northwestern Roofing, Cornice and Stamping Works, at 1113 Fifth street S., was established only about three years ago, and yet will do a business this year of \$100,000, at least. This company, with other companies, in one of its departments does roof work of all kinds, cornice work, and makes roof gutters and water conductors of tin, galvanized iron and copper. The roofing includes gravel, slate, tin, tile and composition. The company makes also metal window frames and sash, metal doors and door frames. The novelty work is confined to the first floor and is a department new to Minneapolis, called architectural metal stamping, principally of metal ceilings. It includes also metal cases for weighing machines, etc., and forms, patterns and dies for cement block manufacturers, etc. It is probable that a sheet metal boat department will be added, as a large demand already exists in Minneapolis for it, and stamped metal doors will be manufactured after an original design. And with the expansion of these manufactures will come the necessity, for economy's sake, of the making by the company of its own sheet iron, tinplate, etc., thus creating a factory of enormous proportions, or adding to the city's possession another factory to supply these raw materials to the one now in operation.

The Northwestern company has entirely outgrown its quarters, altho only a young institution. It has done already in 1905 as much business as in the entire preceding two years.

### Encouraging History.

The history of this concern is interesting as a text for other struggling industrial plants. Joseph Tyra, who is now interested, with his two sons, in the company, came to St. Paul from Bohemia in 1879.

He was a locksmith by trade then, and knew nothing of the cornice and roofing business. He sought work in a tinshop and two years later came to Minneapolis and applied for work in the Grygla & Selden establishment.

Soon, thru patient industry, he was able to do any kind of work in the shop. He was later with the Crittenden company eighteen months and then started out for himself. This is the third year of the company's successful existence. Mr. Tyra is manager; Rudolf Tyra, a son, attends to the pushing of the outside work thru the country, and his efforts have resulted in bringing to Minneapolis a large amount of business. J. Tyra, another son, has charge of the

stamping department, employing several hands. The demand for the stamped metal products, particularly of ceilings, has resulted from the superiority of this material for general purposes and its general adaptability to use in places where wood and plaster have been usually utilized.

Some of the advantages of the steel ceiling over common thematized iron investors who may wish to engage in this kind of business, either thru the established company or thru a new organization.

The steel ceiling is fireproof. It never exhibits an impulse to fall such as is a frequent diversion of the plaster ceiling. It is easily cleaned and repainted, with much less cost and speed and efficiency than the papered, or decorated ceiling. The original cost is larger, it is said, but the final expense less. The metal cases for weighing machines, etc., it possible to easily lower lofty ceilings by building any required distance from the floor, an awkward operation with sheet metal plaster. Ornamentation opportunities are just as extensive with the steel material as with stucco and plaster. These ceilings can be made in sheet steel, or in stamped aluminum, which always maintains its color. Or where the ceilings are in stamped black steel they can be oxidized to an antique copper finish, which gives an antique appearance.

Opportunities for the extension of stamped metal work consumption are just as good as for other products turned out by Minneapolis factories. With the immigration to the west and northwest into Minneapolis territory, extensive buildings are necessary, particularly where wood is scarce, the steel work and the metal doors, windows and frames are found of practical use.

The freight argument in favor of the shipment of the raw product to Minneapolis and then the finished product to destination, rather than to ship the finished product at the high classification rate all the way from eastern factories, is just as applicable here as in the case of other manufactures, and as much in favor of the consumer.

### Building Is Lively

Much Work Under Way or Planned For This Season.

Building notes for the week compiled by the Improvement Bulletin show good progress so far early in the season. In this week's issue the following items are found:

The general contract for the Boyd Transfer and Storage warehouse at Lake street and Fourth avenue S. was awarded to J. & W. A. Elliott at \$44,500. This includes only the warehouse proper. There will be a large courtyard enclosed on four sides with a brick wall 10 to 12 feet high, wagon sheds, blacksmith shop, paint shop, elevator and stable, all not included in the contract. There will also be a considerable amount of paving and cement work. L. A. Lamoureux, architect.

The Keith company, architects, have plans for a modern frame residence for Al Gluck, 1938 Hennepin avenue. It will have plate, leaded and d. s. glass, hard wall plaster, hardwood floors and modern interior finish through. Cost, \$3,900.

The Keith company, architects, have plans for a modern residence for F. W. Webber of the custom office. Cost, \$3,500.

W. O. Clark has the contract for a frame residence for Mildred Hedding at 2008 James avenue S. from plans by Bell & Detweiler, architects. It is to be two-story, attic and basement, 28x38, with plate, leaded and d. s. glass, hardwood floors and finish, hard wall plaster, plumbing, gas, baths, mantels and hot water heat. Cost, \$4,500.

The Wisconsin syndicate will erect eleven frame double apartments at Nicollet avenue from Twenty-fourth to Twenty-fifth streets, the contracts being let to B. Kervenboer. They will be of varied architecture, including one of cement brick veneer. Will have open plumbing, hot water heat, hardwood interior finish, baths, mantels, stoves, etc.

Wunderman & Moxley have the contract for an apartment building for F. Schreyer at 714-18 Fifth street S. from plans by Boehme & Cordella, architects. It will be four-story and basement, 50x120, with hardwood floors and finish, hard wall plaster, open plumbing, baths, steam heat, modern throat. Cost, \$20,000.

F. D. Orr, architect, reports the contract for a residence for J. E. Fickradt, at 3113 Humboldt avenue S. let to William White. It will be two-story, attic and basement, with plate, leaded and d. s. glass, hardwood floors and finish, hard wall plaster, open plumbing, baths, mantels, hot water heat. Cost, \$4,000.

William M. Kenyon, architect, reports that the figures are in for a residence to be erected for A. C. Stocker on James avenue between Lincoln and Franklin. It will be 30x36, with plate, leaded and d. s. glass, hard wall plaster, hardwood floors and finish, plumbing, bath, mantel, laundry, hot water heat. Cost, \$3,000.

Bovis & Eads, architects, report the contract let to W. P. Dreibitz & Son for a residence for H. D. Soden on Blaisdell avenue and Thirty-second street. It will be 30x30, two-story, hardwood floors and finish, plate, leaded and d. s. glass, hard

wood floors and finish, plumbing, bath, laundry, hot water heat. Cost, \$3,500.

S. J. Bowler, architect, is preparing plans for a four-story hotel building and will be ready to take bids in about three weeks. It will be 60x170, thoroly fireproof and modern with gas and electric lights, hardwood floors and finish, hard wall plaster, plumbing, baths, steam heat. Cost about \$35,000.

Bell & Detweiler, architects, report the contract let to W. O. Clark for a two-story frame residence at 2004 James avenue S. for Amy Hedding. It is to be 30x32, with plate, leaded and d. s. glass, hardwood floors and finish, hard wall plaster, plumbing, baths, gas, mantel, hot water heat. Cost, \$5,000.

Work has been started by C. S. Utson on a two-story frame dwelling at 3216 Humboldt street. It will be a two-story and basement, 28x30, with d. s. glass, plumbing, baths, gas, hardwood floors and finish, hard wall plaster, hot water heat, concrete foundations, etc., \$3,000.

D. J. Devlin has let the contract to A. Goodland for a dwelling at 210 Church street SE. It will be a two-story and basement, 28x30, with hardwood floors, hard wall plaster, plate and d. s. glass, open plumbing, bath, mantel, steam heat and screw, hot water heat. Cost, \$3,000.

The Calder Building company will erect three two-story frame dwellings at 3412-3410-3413 and d. s. glass, hardwood floors, hard wall plaster, plumbing, baths and furnaces. J. P. St. John, architect.

James F. Malone has let the contract to Wunderman & Moxley, architects, for a two-story frame dwelling at 406-608 Seventh street SE. It will be 42x28, with hardwood floors, hard wall plaster, plate and d. s. glass, open plumbing, bath and electric lights, steam heat. Cost, \$3,000.

A. L. Dorr, architect, has started plans for the H. Alden Smith building at Fifth street and Third avenue. It will be eight stories, two or three stories of pressed brick and cut stone trimmings. There will be stores below and lodge rooms above. Cost, \$20,000.

Charles C. Johnson, the contractor, will erect a modern flat building at Blaisdell avenue and Twenty-second street of pressed brick and cut stone trimmings. There will be eight seven-room apartments with hardwood interior finish, baths, open plumbing, mantels, steam heat, etc. Cost, \$20,000.

Langquist has the contract for an addition to the Berggren building at 1310 Fifth street. S. which will cost, including heating and plumbing, about \$3,800.

W. O. Clark has been awarded the contract for the two-story frame for C. A. Robinson, at 2301 Portland avenue. L. A. Lamoureux, architect.

The contract for a 1 1/2-story frame residence, for J. L. Laga, at 2443 Eleventh avenue S. has been let to Bruce Brothers, Cost, \$2,000.

John Box has let the contract to A. H. Schaefer, architect, for a two-story frame flat building at 20th street NE. It will be 24x42. Cost, \$2,400.

A. L. Dorr, architect, has plans under way for a two-story frame flat building at 4622 Colfax avenue S. which will be 28x28, with modern interior finish. Cost, \$2,000.

S. J. Bowler, architect, has let the contract for S. H. Hollquist for erecting a two-story frame flat, 28x42, at 1015 First street NE. Cost, \$2,000.

Carlson & Sandberg will build four greenhouses on the corner of Hennepin and Third streets, at 2700 Hennepin avenue NE. Cost, \$2,000.

W. O. Clark is erecting by day labor a two-story frame flat building at 2122 Grand street NE. It will be 28x44. Cost, \$2,000.

J. O. Johnson will erect a two-story frame flat building, 24x28, at 1341 Irving avenue N. which will cost \$2,500.

A. Blafstrom has begun work on a 1 1/2-story frame residence, 27x25, at 3142 Taylor street NE. Cost, \$1,800.

O. S. Bakke will build a 1 1/2-story frame cottage, 24x28, at 2700 Taylor street NE. Cost, \$2,000.

David P. Jones & Co. report the contract let to P. O. Halliday for a \$3,000 house at Thirty-third street and Harriet avenue for E. S. Pedersen.

B. L. Carpenter has let the contract to J. M. Peters for the erection of 2800-story brick and stone barn at 314 Clifton avenue, which is to be \$22,000. W. C. Whitney, architect. Cost, \$2,000.

J. C. Bruce has the contract for a frame dwelling for Edward Vernon at 2341 Fifteenth avenue S. It will be two-story, 28x28, with concrete foundation, plate and double strength glass, hardwood floors, hard wall plaster, plumbing, bath and furnace. Cost, \$3,200.

A. Ridgway, secretary of the park board, will receive bids until 8 a. m., April 17, for changes to the pavilion at Lake Harriet, from plans by Harry W. Jones, architect.

C. Edmunds has the contract for a 1 1/2-story frame dwelling for W. T. Fee at 3008 Chicago avenue. It will have plate and double strength glass, hardwood floors, hard wall plaster, plumbing, bath and furnace. Cost, \$3,200.

James S. Reeder has let the contract to A. W. Ober for a dwelling at 3413 Columbus avenue. It is to be 1 1/2-story frame, 28x28, with plate and double strength glass, modern interior finish and furnace. Cost, \$2,500.

A. P. Wastelowski, 2213 Second street NE, has the contract for the two-story brick flat for Marcus Miller, to be erected at Fremont and Thirty-second avenue N. at \$7,571. Bell & Detweiler, architects.

I. Skauge has the contract for a frame residence for O. G. Johnson at 2222 Emerson avenue. The William Peter company, Turner interior finish and furnace. Cost, \$2,000.

E. C. Halsey, architect, reports that J. E. Jayne, agent, will erect a two-story brick store building at 20 Western avenue for H. A. Soderstrom. The building will be 24x40. Cost, \$4,000.

The new armory building is to be of gray cement brick, to be manufactured by the general contractor, the William Peter company, Turner & Langdon, architects.

Mr. Margaret Carroll has let the contract to Ole Johnson for a two-story frame addition to her residence at 413 Twentieth avenue S. It will be 22x22 and will cost \$2,000.

The Security Land & Investment company has let the contract to George Lindquist for a two-story frame dwelling, 24x28, at 2023 Eighth avenue S. Cost, \$1,800.

A. L. Dorr, architect, has plans under way for extensive alterations to the residence of Judge Gardner, at Twenty-fifth street and Birch avenue S. Cost about \$3,000.

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We have just completed arrangements with the Minneapolis Gas Light Company to at once extend their mains to our property.

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The Bryant avenue car runs every fifteen minutes, and if you will look this property over you can satisfy yourself as to our statements. The reasonable terms are within reach of all.

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64x155 feet on 2d Street and 3d Avenue South.  
33x155 feet on 1st Street and 1st Avenue South.  
\$1900—11 room house, 2 lots, 2405 19th Avenue North.  
\$10000—2 story solid dwellings; rent \$1000 per annum—Double dwelling \$2500 of 16 rooms; rent \$28 per month.

**EDWARDS & HERITAGE**  
217 KASOTA BLOCK

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AN ABSOLUTELY SAFE INVESTMENT.

\$35000 buys a thoroughly modern, solid brick and stone Flat Building of 15 flats, within easy walking distance. This pays 10 per cent net on the money invested. Small payment down, balance on reasonable terms. Might consider other good real estate as part payment. Owner leaving city and very desirous of selling.

**F. P. NICOLL 1026 Guaranty Building**

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Real Estate and Mortgage Loans

1st Floor N. Y. Life Bldg.  
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**\$6000**—Beautiful residence, 4100 Nicollet Ave., house and two lots, two-story frame house of ten rooms and bath, hardwood floors and finish on first floor. Open plumbing in bath, furnace heat. Good well with gasoline engine to pump water into attic which supplies all fixtures. See me about this.

**\$5000**—Beautiful residence, 1708 Thomas Place, in Oak Park, one block from Sixth Ave. No. at Logan Ave. Ten rooms and bath, hardwood finish first floor, two mantels, good furnace, everything in fine condition.

**\$3500**—Residence, 75 No. 17th St., one block from Hennepin Ave. at Erie St. Eight rooms, hall and bath, hardwood floors and finish first floor, three mantels, hot air and hot water combination heat.

**\$3500**—Two-story frame house, 2524 5th ave S. Rented to two families. Two bath rooms. Good stable. Everything in fine condition.

**\$3000**—Residence, 2014 Oakland ave. A neat little home of eight rooms. Bath room, water and sewer connections. One block from Park Avenue church.

**\$2600**—House and lot 3605 Grand Avenue South, 8 rooms, hardwood floors and finish, first floor; full basement, wet sink; piped for gas and furnace; good 65 barrel cistern; well water near by; size of lot 40x126 feet.

Let Me Build You a House on Lots on Pleasant and Grand Avenue South between 38th and 39th Streets. Money to Loan on First Class Security

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to loan on new homes in Green's—For best lots in Green's and best values see me.

I am sole owner of that choice part of the Triangle, at the upper end, known as the "Jewel of the Triangle"—the Heart of Green's Additions. It includes all the vacant lots on both sides of the street for two blocks on Humboldt, Irving, James and Knox avenues, next to the Kenwood car—"The business man's ear line." I graded these lots when labor was cheap—all are perfect to grade—all are of solid earth—no sand banks.

You can have your choice of all kinds of "Lots in Green's"—you can do your own grading—the average cost is \$300 extra. I own so many other lots in the Triangle that you can't afford to buy without first seeing me.

**N. H. Emmans**  
Owner of  
The Heart of  
Green's  
Additions,  
Office 823  
Guaranty Bldg.  
Minneapolis.

27 ST.

### Special Bargains.

**\$1,400**—Very desirable property, No. 1827 Central Avenue consisting of large 45-foot lot with good six-room house and small three-room house at rear. Total rent \$18 a month. City water in kitchen, storm sash and screens for all doors and windows; sewer to lot line. This is a snap, but owner is going away and needs money. Two-half cash, balance four years at 6 per cent will do.

**\$1,125**—Eight-room house on 22d ave. NE, just west of Central avenue. City water with new porcelain sinks upstairs and down; newly shingled roof; all in very good condition inside. Easily rents for \$17 a month, but upstairs is just now vacant and you can move right in and let upstairs pay all expenses. \$500 cash, balance easy as desired.

**\$1,775**—The beautifully located six-room house corner of Lincoln street and 23d ave. NE. Two large lots go with it. Fine grove of trees; no more slightly place in Minneapolis.

**P. C. Deming,**  
2407 Central Avenue.

### INVEST YOUR MONEY.

**\$875** each for three lots on Humboldt av S. between 27th and 28th sts; west front two blocks from Lake of the Isles. One block from the car line, sewer, water, gas and walk; size 42x165 feet each. They lie fine. These are very cheap.

**\$375**—Corner of Essex and Erie SE, walking distance from the state university. Size 30x12 feet.

**\$5100**—No. 3241 Clinton av. S. This is a two-flat house, having six rooms on each floor; new and modern every way except heat. Rents for \$55 per month; sewer, gas, etc. Hardwood floors and finish throughout. Lot 42x128 feet. Reasonable terms.

**\$375**—Each—Lots on 11th av S. between 27th and 28th sts, both east and west fronts. City water, stone walk, size 40x128 feet. Terms, \$50 down and balance easy.

**\$2500**—West front lot on Dupont av S. between Lincoln and Franklin avs. All improvements paid for; lot lies above grade; one of the cheapest lots left in Lowry Hill.

**\$375** Each—East front lots on 4th av S. between 27th and 28th sts, size 40x125 feet each.

**\$165** each—West front lots on Penn av N. between 25th and 27th avs; size 42x125 feet each. City water and stone walk. Terms \$25 down and balance \$10 per month.

**\$2600**—No. 653 Erie st SE, 8 rooms, 150 down and balance \$10 per month. cellar and woodshed. Located near the state university.

**\$225** Each—East front lots on Nicollet av. between 28th and 29th sts, size 40x178 feet. City water, terms \$50 down and balance \$10 per month.

**\$225** Each—East front lots on Oakland av. between 38th and 39th sts, size 42x117 1/2 feet each. Terms, \$25 down and balance \$10 per month.

**\$6500**—Corner of Grant and Clinton, 107x129 feet, has a large 10-room house. All in good condition. Ground worth more than price asked for flat purposes.

**\$1700**—No. 653 Fork at NE, 9 rooms. All improvements paid for; lot lies above grade; one of the cheapest lots left in Lowry Hill.

We want an offer.

**THORPE BROS., Andrus Bldg.**

### New Modern 7-Room House

Birch finish throughout; hardwood floors, open plumbing; double lot, east front; hot water heat. \$4,000 handles this.

**U. S. Installment Realty Co.,**  
303 KASOTA BLOCK.

### CHEAP GARDEN TRACT.

FIVE ACRES fine garden land on Cedar avenue and Forty-second street; choice land. Will sell this for \$1,500, on very easy terms. Small payment down and five years' time on the balance. This is a fine chance for raising garden truck. Land slopes gently and is very early soil.

**FRANK P. NICOLL 1026 GUARANTY BUILDING.**