Industrial Opportunities in Minneapolis

GOOD FIELD FOR FACTORY TO MAKE UNDERWEAR

Already There Is a Tremendous Market Here for Lingerie and the Organization for Distribution Is Ready to Hand---Other Clothing Lines Have Prospered Wonderfully Here.

ETERNAL feminine interest in dainty lingerie has made a tremendous market in the twin cities and the northwest for muslin underwear. The northwest territory, at whose commercial gateway Minneapolis stands, is a fallow field in this line waiting for the figurative harrow of the commercial traveler. Altho Minneapolis already jobs quantities of these goods in adjacent states which depend upon it for retail supplies, the business is capable of an indefinite increase. It will grow locally as the population of the twin cities increases and as the people grow richer and have facilities for expending more on dainty dress.

In consideration of this large trade in fine undergoods, the question has arisen in the mind of the wholesalers why Minneapolis buys merchandise of this class instead of manufacturing it. It is believed that only a suggestion is required to start capital on an investigation of the richness of the field, expense of power, labor conditions and the transportation resources of Minneapolis.

Success which industries already established in the manufacture of other kinds of wearing apparel have met here will be a basis for figuring on the new plant for the special manufacture of the muslin goods for women and children.

Competition with "Home Made."

Reference to the fact that the territory paying tribute to Minneapolis is a fallow field is drawn out by the fact that in a large proportion of the northwestern states the female population of small settlements is accustomed to making its own underwear. It is the old spirit brought from the east and from across the water of industry and frugality. Grandmother spends all her spare time knitting socks for the family, which could be bought more cheaply. Mothers and sisters hem industriously on articles of muslin, which could be bought at less expense of time and money and which would have more style and give more satisfaction in its wearing.

Eastern women have exchanged the industrious sewing habit for lighter pleasures and for attempts to improve their minds in reading and study. They have given free rein to their penchant for shopping. In the shops they find prettier creations for particularly feminine wear than they ever dreamed of conceiving over their home sewing tables. Western women on western farms will come to this stage of development in time. It lies with the representatives of Minneapolis factories and jobbing houses to maintain an educational campaign thru retail customers on their routes which will effect a continuous increase in orders. At least it is the history of the business in other lines that, with the development of the country, the business grows proportionately, or even faster.

The manufacture of the muslin line of women's and childrens' goods carries with it the making of flannelette lines also, a profitable addition for the manufacturer. Winter work is devoted to the making of the muslin lines, and the remainder of the year is devoted usually, in established eastern institutions, to making winter-wear flannelettes.

Large Twin City Market.

It is conservatively estimated by capable department heads in twin city jobbing houses that the two cities consume, wholesale and retail, $400,000 worth of the muslin goods annually. Minneapolis alone uses $240,000 worth. At least $125,000 of the business is done in jobbing territory. In the flannelette line goods to the amount of $125,000 are consumed in the two cities and their territory every year. Both lines are capable of strong pushing. But every bit of the $525,000 worth of goods is now bought east, while a due proportion of it might filter thru a Minneapolis factory, the raw material coming from the east.

Something of a bait to manufacturers would be the statement by one of the big jobbing houses of the twin cities that it does four times the business in the ready-to-wear garments that it was doing two years ago. This rate of increase is believed to be capable of expansion.

To specify—the underwear included in the estimates is nightgowns for women and misses, drawers, chemises and particularly corset covers in muslin, nainsooks and thin goods. All articles are of rapid consumption, requiring renewal every season. The line includes also children's drawers, nightgowns and chemises. After April 1 until fall the factory would be run on flannelette nightgowns and skirts, and children's slumber robes, etc.

Conditions to be considered would be the opportunities for securing a site and factory building and the supply of machine workers.

In eastern and middle state small towns these factories have often been located thru the donation of sites, or they become the center of new townsites where live the families from which the girls come and where the factory management often establishes hotels to board their women employees. Machine-tenders are generally paid $2 to $2.50 a week, in addition to their board and lodging.

The public affairs committee of the Commercial club is always active in assisting new industries to find sites, and to look up building conditions. It would be a comparatively easy matter to find land in Minneapolis on which to build all the structures required for a well-equipped muslin underwear factory, and also a large roominghouse and restaurant for the employees. Cheap property is to be had, as a central location is not necessary for the project.

The Equipment Needed.

Striking an average on a normal basis of manufacture, from 700 to 1,000 machines would be necessary to equip a plant to turn out the goods required for Minneapolis trade. This would depend on the length of working hours, the quantity of work turned out by the different employees and numerous operating conditions. The machines for this style of work are tuckers, stitchers, gangtackers and hemstitchers.

At least one designer would be required for the factory and several "foreladies." The hands would range in number according to the machines and operators. Active and intelligent girls would do most of the work and the establishment of the factory would give employment for 1,000 or more of them.

Buying opportunities in the east would be open to the Minneapolis factory representatives selected to purchase muslins, nainsook, flannel, flannelettes, embroideries and laces. The goods are manufactured in the east, while the laces are made in England and the embroideries in St. Gall. The fine underwear factories are accustomed to buying the laces and embroideries at one time when the regular market-clearing sales are on. Because they are held in New York, however, these sales are not any more accessible to the local eastern buyers than to the western, and as the matter of freight cuts little figure, Minneapolis is really as close to the market as many of the middle-state factories, and even those farther east.

An Aid to Industrial Growth

AID given the public affairs committee of the Commercial club thru The Journal's exploitation of the industrial opportunities offered by Minneapolis has been acknowledged by Wallace G. Nye, secretary of the committee. Said Mr. Nye today:

"The Minneapolis Journal, thru its intelligent presentation of the resources of this city and state, and the opportunities that here exist for the merchant, manufacturer or mechanic, is rendering a splendid public service. A large number of inquiries which have come to the Commercial club are directly traceable to The Journal articles, and some of these inquiries have brought new industries to the city.

"The special care exercised in suggesting as opportunities in this city only such lines of trade or manufacture as are suitable for this locality, is commendable. We do not want additional plants in those lines in which this field is now fully occupied, nor do we want factories established here which would work at a disadvantage in obtaining raw material or in distributing the manufactured products. We do want more successful factories and jobbing houses to supply the trade of the great and growing empire which is tributary to this city. The Journal has suggested a number of openings here for establishments which, with a fair start, would certainly prove successful.

"In my opinion we have barely begun to realize the fruit of The Journal's work. Results directly traceable to these articles will follow for a long time to come, and this city and the great northwest will be the beneficiaries."

AN "EVEN KEEL" SPRING

A New Minneapolis Device Which Looks Attractive to Capital.

Capital is all that is required to start the manufacture in Minneapolis of a local invention, which promises to find a market with all manufacturers of vehicles. At first, the equalizing spring, as it it called, could be turned out by custom work from almost any established foundry with a machineshop. Should the business increase as rapidly as prophesied, it would be a question of only a year or so when it would be necessary to build a plant exclusively for the manufacture of this spring. An annual business of $250,000 is confidently expected by persons already interested in the invention. The public affairs committee of the Commercial club is investigating and expects to see the manufacture of the invention secured for Minneapolis.

The equalizing spring takes the place of the usual body loop and spring for which the buggy manufacturers pay $1.92, and it can be made for 82 cents a set, or less. It can be attached to buggies, trucks, automobiles and any road vehicle requiring springs. The equalizing principle prevents the vehicle from tipping when loaded. That is, when a person steps into a buggy the entire box yields to his weight evenly. This prevents wearing down a buggy box unevenly when one side of the seat is used habitually. With a man weighing 250 pounds on the seat with a boy weighing only 100 pounds the box would hang evenly when the equalizing spring is used. The same effect is produced when applied to trucks with heavy-load capacity.

The equalizing spring is built on the scissors principle and is adjusted to the vehicle, front and rear, serving in place of a "body loop." By the simple turn of a screw the spring may be changed to carry two, three or four men. The spring is made in two styles and has received the approval of all vehicle men and automobilists who have examined its workings. To the automobile men it appears to be particularly attractive.

The owners of the invention are enthusiastic over its probable general adoption and the possible market for its sale will not be confined to the United States in case the spring fulfills predictions made as to its serviceability and practicability.

New Incorporations.

Incorporations for the week: Northwest Townsite company, capital $25,000; incorporators, L. E. Wasser, James McCann, H. J. Edison. Weld & Sons, capital $50,000; incorporators, W. H., T. H. and W. C. Weld. W. L. Field company, general cooperage, capital $10,000; incorporators, W. L. Field, Carey Emerson, W. J. Mortland. E. D. Best company, opticians, capital $10,000; incorporators, E. D. Best, J. M. Neese, Nora E. Best. The Luther Ford company, capital $10,000; incorporators, Luther, Sara C. and A. K. Ford.

J. W. Lindstrom, architect, reports B. E. Moore's residence at 3244 Dupont avenue S let to Creswell Brothers. A concrete foundation is being put in. Cost, $2,500.

Stomach trouble no more. "Dr. Lauritzen's Malt Tonic." At druggists' or delivered to house. Phone, N. W., East 440; Twin City, 13399.

Building Operations

Improvements for the week in building circles are reported by the Improvement Bulletin as follows:

T. P. Healy secured the general contract to erect the Harrison fireproof house at 65 Eleventh street S. It will be 83 feet front by 70 feet deep, six stories and basement, of pressed brick, terra cotta and cut stone, with reinforced concrete fireproof construction, gravel roof, galvanized iron work, open plumbing, baths, gas, electric wiring, encaustic tile, electric bells and speaking tubes, hard wall plaster, laundry, steam heating, mantels, iceboxes, screens, decorating, curtains. A. L. Dorr, architect. Cost, $60,000.

A. G. Wass, architect, 830 Lumber Exchange, has plans for a store and flat to be erected at Spring and Madison streets NE for J. B. Hanson. It will be of pressed brick and cut stone, with modern flats on second floor. Albert Peterson, 1523 Jefferson street NE, secured the general contract for erecting the building complete, with gas, plumbing, electric wiring and heating. Cost, $10,000.

W. F. Doeltz & Son secured the general contract to erect a frame residence at 3240 Portland avenue for A. C. Eggleston. It will be 32x30, two-story, attic and basement, modern interior finish and furnace, to be completed about Sept. 1. Cost, $4,500. They also have the contract to erect one of about the same size and interior finish at 3301 Stevens avenue for A. E. Bates. Cost, $5,000.

John N. Jager, architect, 415 Evanston building, has revised plans completed for the St. Bernard church on Albemarle and Geranium streets, St. Paul. The general plans will be about the same with the exterior of pressed brick instead of stone.

Harry W. Jones, architect, has plans for a frame two-flat residence, for J. P. Lansing, at 2617 Harriet avenue. It will be 28x54, two-story, basement to be of concrete, with open plumbing, bath, gas, mantel, laundry, hardwood interior finish, hard wall plaster and steam or hot water heating. Cost, $7,000.

F. G. Corser, architect, has plans for a building at 225-229 Sixth street S. It will be 58x100, two-story and basement, of pressed brick and cut stone, plate glass, galvanized iron work, gravel roof, steam heating and plumbing work. It is to be used for a printing office. Benjamin Aronson has the general contract. Cost, $15,000.

John S. Calder has the contract to erect a frame cottage, 24x28, at 1710 Plymouth avenue for R. Price. It will be frame, with modern interior finish and furnace. Cost $2,400. Contractor Calder has begun work on a frame cottage, 24x34, at 2908 Fremont avenue N, to be completed about Sept. 1. Cost $2,500.

J. L. Robinson secured the general contract to erect the Pond building at 621 and 625 First avenue S. He has the excavating about completed and it will go along on the foundation. The building will be made fireproof, or reinforced concrete. E. P. Overmire, architect. Cost $40,000.

The Keith company architects, have plans for a two-story frame residence for J. C. Sweet at 812 University avenue S. It will be 26x35, with bath, gas, mantel, laundry, hardwood interior finish, hard wall plaster, electric wiring, screens, storm sash and furnace. Cost $3,000.

R. D. Church, architect, has plans for the library building at Madison, Minn. It will be of pressed brick and Kasota cut stone trimmings. Estimated cost $10,000.

The Congdon Construction company, Oneida block, has the general contract to erect the two-story brick store at 907 Washington avenue S for Herman London. It will be 22x60, of pressed brick and cut stone, plate glass, iron, gravel roof, hard wall plaster, hardwood floors. Cost $4,000.

J. & W. A. Elliott, 937 Lumber Exchange, secured the general contract to erect the McKnight company's building on Eighth street and Hennepin avenue. The heating, plumbing and electric wiring has not been decided yet. Long & Long, architects. Cost, complete, $50,000.

W. R. Best secured the contract to erect a two-flat house at 3004 Emerson avenue S for Jacob Hartmann. It will be 28x44, two-story, attic and basement, with baths, gas, mantels, laundry, hardwood interior finish and heating. Cost $4,500.

George Orff, architect and superintendent, left last week for Portland, Me., where he will remain for the summer.

Levi Longfellow contemplates erecting stores and flats on his Nicollet and Eleventh street corner. The lot is 65x165.

Emil C. Bruce secured the contract to erect a frame addition and rearrange a residence at 1715 Elliot avenue into four flats, to be 25x40, two-story, modern, for J. A. Maynihan. J. Henry Record, architect. Cost, $2,500.

The W. L. Field company contemplates erecting a new cooperchop.

George G. Grippen, 2809 Blaisdell avenue, has let to C. Samuelson the work of erecting his frame residence at 3345 Grand avenue. It will be 26x28, two-story, attic, concreted basement, modern interior finish and furnish. Cost, $2,800.

O. Reitan secured the contract to erect a store at 1900 Western avenue for A. Swanson. It will be 38x50, two-story, of brick and cut stone, plate glass, roof gravel, with modern flats on the second floor. Cost, $6,000.

John Norman, 2401 Lyndale avenue N, has let to Peter Johnson the contract to erect a two-story frame residence at 712 Twenty-fourth avenue N. It will be 26x28, modern interior finish and furnace. Cost, $2,000.

R. McMillan & Co. secured the contract to erect the Thiem & Co.'s manufacturing building on University and Thirty-eighth avenue NE. It will be two-story, brick. Work will be pushed to completion. Cost, $8,000.

Bull & Vaughan secured the contract to erect the six-apartment house at 615 Fifth avenue S for C. W. Weeks. Edwens & Holden, architects. The work is to be complete by Sept. 15. Cost, $15,000.

James Leck secured the contract for improvements and changes in the interior of the Hotel Nicollet. The work will extend to refitting two diningrooms on the first floor. Cost, $10,000.

John Meland has the contract to erect A. G. Hurd's frame double house at 709 Seventh avenue SE. It will be 32x40, two-story, attic and basement, to be completed about Oct. 1. Cost, $4,000.

J. A. Dunn, 2327 James avenue N, has let to Frank Acker the work of erecting his frame cottage, 26x30, at 2333 James avenue N. Concrete foundation will be used. Cost, $2,500.

Plans have been prepared for a two-story brick building on University and Fourteenth avenues SE. J. B. Johnson is president of the association. Cost, $20,000.

Andrew E. Edlund, 1234 First avenue N, has let to C. P. Borgstrom the contract to erect a two-story frame flat at 2825 Girard avenue S. It will be 27x52, to contain two modern apartments. Cost, $4,000.

E. Dow, 2836 Polk street, has let to C. W. Lundquist the contract to erect his modern frame residence at 2826 Polk street NE. It will be 26x42. Cost, $2,600.

The Angus McLeod company secured the contract to erect M. H. Townsend's residence at 4016 Lake Harriet boulevard. L. A. Lamoreaux, architect. Cost, $6,000.

P. J. Danner, 2301 Girard avenue N, has begun work by the day on a modern frame residence, at 2202 Bryant avenue N. It will be 24x26, two-story. Cost, $2,500.

H. G. Darrow, 1026 Metropolitan building, has the contract to erect a frame cottage at 3644 Third avenue S for M. Sorensen. It will be 26x36. Cost, $2,000.

Thompson Brothers have the work of erecting a frame cottage at 1611 Twenty-second avenue N for William J. Reid. It will be 24x32, modern interior finish. Cost, $2,500.

J. B. Knoblauch, 2113 Twenty-ninth avenue S, has had work begun on a frame residence at 2928 E Twenty-second street. It will be 24x42, two-story and basement. Cost, $2,000.

The Northwestern Telephone Exchange company has bought a lot at Bryant and Twenty-first avenues N, and will have a branch exchange erected thereon this season.

Joseph Shallbetter has begun work by the day on a frame cottage at 4457 Wentworth avenue. It will be 26x32, modern interior finish. Cost, $2,000.

J. Kreuter, Sixth street and Thirteenth avenue NE, has let the contract to erect a frame cottage, 24x40, at 36 Twenty-third avenue NE, to A. H. Schaper. Cost, $1,500.

J. P. St. Clair, Fortieth and Beard avenue S, has plans for a frame cottage, 22x26, at 4300 Pleasant avenue. Cost, $2,000.

The Alexe Barrel company is forming a stock company for the manufacture of flour barrels and propose erecting a building for their use.

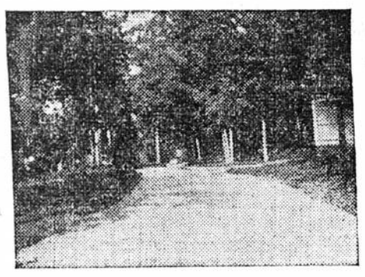
I. Edmunds, Bank of Commerce building, has plans for a flat building on Hennepin avenue near Nineteenth street.

A. F. Chase says the Maxwell-Briscoe Motor company contemplates erecting a factory here for the manufactures of automobiles.

O. R. McCormick, 614 W Lake street, has begun work by the day on a frame cottage, 24x28, at 3237 Aldrich avenue S. Cost, $2,000.

David Comb, general contractor, Sault Ste. Marie, Mich., has located in Minneapolis, his residence being 3730 First avenue S.

The Northern Pacific railway ticket office on Washington and Nicollet avenues will undergo extensive improvements soon.



DRIVEWAY.

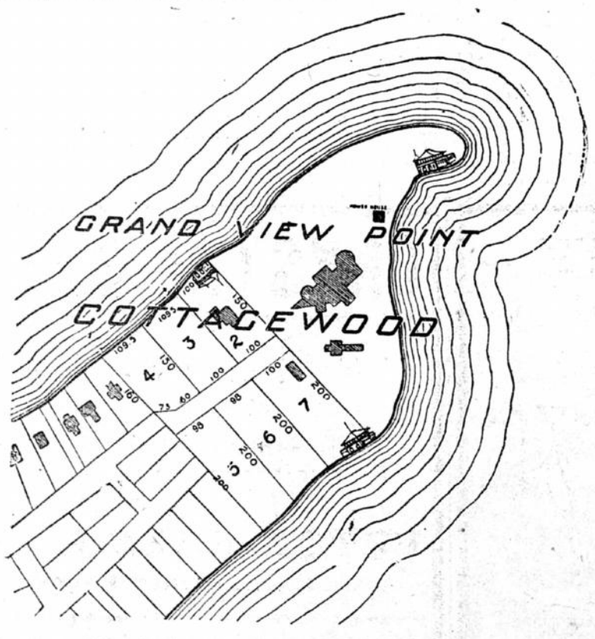
Crest Haven

Near Cottagewood

DRIVEWAY.

This Very Handsome Estate of Eleven Acres for Sale or Rent

One large modern house, with heating plant, polished woods, plumbing, and containing ten rooms, and especially designed for all the year round use. One batchelors' house for summer use only. One good house for the help. Fine private pavilion with bowling alley; splendid boathouses, bath-houses, large stables, with carriage house and paddock. Everything as beautiful as it can be. Crest Haven is near Cottagewood station, on the St. Louis railway, or you can cross to the Milwaukee railway in a boat in three minutes.

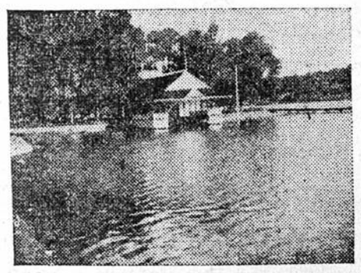


The accompanying cut shows you exactly the shape of the ground and the wonderful way it can be sold off to friends if the whole is not desired. Lots 2, 3, 4, 5, 6, 7 at $3,000 apiece would be cheap, and still leave you the point with the main house and pavilion and principal boathouse. I want an offer as soon as possible, as it is desired to close up this part of the Donaldson estate.

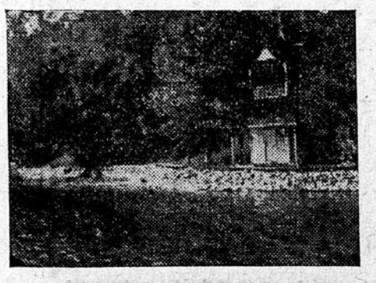
THE

Edmund G. Walton Agency

300 Hennepin Av.



BOAT HOUSE.



POWER HOUSE.

PROPOSALS FOR CONSTRUCTION.—OFFICE Chief Quartermaster, St. Paul, Minn., May 1, 1905.—SEALED PROPOSALS, in triplicate, will be received at this office until 11 a.m., May 16, 1905, and opened then for construction of a brick storehouse at Fort Missoula, Mont. Plans and specifications may be seen and blank proposals with full instructions had upon application here, or of the quartermaster at above post. U. S. reserves the right to accept or reject any or all proposals, or any part thereof.—W. W. Robinson, Jr., C. Q. M.

Invest your money where you get the best results. If you invest in Journal want ads you will find they pay big dividends. Only 1c a word.

Journal want ads tell your "wants" to the family circle after the day's work is over and when people are in a receptive mood. Only 1c a word.

PROPOSALS FOR FUEL, FORAGE AND Straw—Office of Chief Q. M., St. Paul, Minn., April 15, 1905.—Sealed proposals, in triplicate, will be received at this office until 11 a.m., May 15, 1905, for furnishing such wood, coal, corn, oats, bran, hay and straw during year commencing July 1, 1905, as may be required at Forts Assiniboine, Harrison, Keogh and Missoula, Mont., Fort Lincoln, N. D., Fort Yellowstone, Wyo., St. Paul and Fort Snelling, Minneapolis and Duluth, Minn. Information furnished on application here, or to quartermasters at the several posts named. U. S. reserves the right to accept or reject any or all proposals or any part thereof. W. W. Robinson, Jr., C. Q. M.

T. J. Janney,

203 Oneida Bldg.

Lake Minnetonka's shore line cannot increase, but the value of that shore line will increase as Minneapolis thrives and grows. We advertised last week that we had made sixteen sales of lots and acre tracts at Minnetonka within the past year. We have just sold another tract.

BUY NOW.—BUY OF US!

And have the advantage of our twenty years' experience with Minnetonka property.

Do you want to sell? You certainly ought to list your property with us.

SOME SAMPLES.

$6000—A beautiful point between North Arm and Maxwell's Bay, comprising 22 acres, heavily wooded, and 3,000 feet of fine beach. Can sell all or part; might consider good improved city property in exchange.

$2750—A ten-room, plastered cottage, barn and boathouse, good well and cistern; 200 feet of fine beach near Groveland station.

$2700—A small six-room, plastered cottage, on Crystal bay; cottage finished in birch; large screened porches; a good henhouse and barn, and a fine garden, all fenced. Lot, 150-foot front by 300 feet deep; has a fine sandy beach on two sides; it cannot be duplicated for the money. Come in and see the photo of this property.

$1200—A small cottage, partly furnished, and rowboat; located on a beautiful point, at Spring Park; lot, over 100-foot front by 250 feet in depth. This property has lake frontage on two sides; might consider a small improved property in city for exchange.

$1000—A good lot at Minnetonka Beach, near Lafayette club.

$650—A good four-room cottage near Spring Park Station; cottage contains some furniture; lot, 75x185 feet.

$550—Lots near Minnetonka Beach, 65x200 feet deep. This is a bargain.

$500—Lots near Langdon Park, near Crystal Bay; fine shade trees; good beach.

$350—Lot on West Arm; fine beach.

$4500—Up-to-date cottage at Cottagewood, with bath, barn and water.

$2000—Well located lot on Lower Lake; 100x300 feet; fine shore and trees.

$2000—A good seven-room cottage, with water; some furniture; on the Upper Lake.

$2650—Six lots on the south shore, near the electric line, with a good seven-room, plastered house; hen house and barn.

PROPOSALS FOR INDIAN SUPPLIES.—Department of the Interior, Office of Indian Affairs, Washington, D. C., March 13, 1905. Sealed proposals, indorsed "Proposals for blankets, woolen and cotton goods, clothing, etc.," as the case may be, and directed to the Commissioner of Indian Affairs, Nos. 119-121 Wooster street, New York City, will be received until 1 o'clock p.m., of Tuesday, May 16, 1905, for furnishing for the Indian Service, blankets, woolen and cotton goods, clothing, notions, hats and caps. Bids must be made out on Government blanks. Schedules giving all necessary information for bidders will be furnished on application to the Indian Office, Washington, D. C.; the U. S. Indian warehouses, 119-121 Wooster street, New York City; 265-267 South Canal street, Chicago, Ill.; 815 Howard street, Omaha, Neb.; 602 South Seventh street, St. Louis, Mo.; 23 Washington street, San Francisco, Cal.; the Commissaries of Subsistence, U. S. A., at Cheyenne, Wyo., and St. Paul, Minn.; the Quartermaster, U. S. A., Seattle, Wash.; and the postmasters at Sioux City, Tucson, Portland, Spokane and Tacoma. Bids will be opened at the hour and days above stated, and bidders are invited to be present at the opening. The Department reserves the right to determine the point of delivery and to reject any and all bids, or any part of any bid.

F. E. LEUPP, Commissioner.

SHADY ISLAND

Lake Minnetonka, the Eden and most charming spot of all at Minnetonka. Its beauties are known all over this terrestrial sphere. Consists of 40 acres, 30 acres natural park, a dreamland, covered with massive maple, basswood, elm, oak; 10 acres under a high state of cultivation, in currants, grapes, strawberries, vegetables. No place in the state can compare for fruit raising. Buildings worth $5,000.00, consisting of large hotel and cottages. To witness a sunset at Shady Island is like one of those grand sunset scenes in far-off Switzerland, where the sun is like a solid molten mass, seeming stationary and weary in the west, after its day's journey through the heavens, as if stuck in a patch of Spaulding's glue. And the puffs from the hundreds of steam launches and the ripple of the waves makes the scene enchanting. For a man of means it's a paradise for a home, or can be divided and sold to great advantage to party of four, and to the speculator there is wealth beyond dreams. Can be platted into 160 quarter-acre lots, large portion water fronts, and every one sold at an average of $400.00 per lot—$64,000.00. Mr. Thomas Lowry has 1,000 men at work now, building new trolley line, which will run but a short distance of this far-famed island, Tonka's home of the "Nimrod." Just think of it! $13,000.00 buys the property on easy terms. Positively the best real estate deal ever offered in the Gopher State. About the same as stealing the property. Call, write or wire

E. F. LAMBERT,

1023 Guaranty Bldg.,

MINNEAPOLIS.

JUST A FEW BARGAINS

$1500—For one of the prettiest little homes Northeast, only half block from Central av and 20th. It has city water, gas and good sized lot. Just what you are looking for.

$1200—If looking for a nice, sightly place, where you can raise your own vegetables, chickens, etc., just call and look at 2118 B street NE. It has a six-room house, barn, good well, three large east front lots, elegant trees and overlooks the entire city. Property is advancing in this location.

$2300—At this price I have three propositions to offer you that I am sure will please as to price, income and in either one of the three you can derive good rate of interest on your investment and have your own rent free. Locations between 23d av and 29th, on Polk, Taylor and Monroe.

$2100—If it's a good house and large lot you want, and in the best part of Northeast, on the best street where every improvement is in the street, I would advise you to look this up. Was built by owner for his own use, and is all right in every way.

$500—Only one left at this price on Taylor street, where you have sewer, water, sidewalk, gas, nice trees and good neighborhood.

Both Phones—
Twin City, 16495.
Northwestern, E 65 L 2.

F. L. PALMER,

2411 CENTRAL AVENUE.

SAVE YOUR TIME

BY FIRST LOOKING AT THE PHOTOGRAPHS IN MY OFFICE OF

THE DWELLING HOUSES

I offer below, and selecting those that strike your fancy and your purse to go out and inspect.

Make special note of the very easy terms upon which you can buy a home.

Nicollet av, near 31st, 9 rooms; $300 cash, $30 monthly	$3450
14th av S, near 9th, 7 rooms; $250 cash, $25 monthly	$2500
Jefferson st NE, 10 rooms; $200 cash, $20 monthly	$2000
Third st N, near 10th, large lot, 7 rooms; $400 cash, $40 monthly	$4000
Second av S, near 17th, 8 rooms; $300 cash, $30 monthly	$3000
Plymouth av, near Washington, store, 7 rooms above; $500 cash, $45 monthly	$4800
6th st S, near 10th av, two buildings, large lot; $500 cash, $50 monthly	$5000
2d av S, near 15th, 9 rooms; $400 cash, $35 monthly	$3700
Stevens av, near 27th, 7 rooms; $300 cash, $25 monthly	$2700
4th av S, near 18th, 6 rooms; $350 cash, $25 monthly	$3300
Madison st NE, 8 rooms; $200 cash, $20 monthly	$2000
11th av S, near 22d, 9 rooms; $300 cash, $25 monthly	$3250
Chicago av, near 26th, 7 rooms; $250 cash, $25 monthly	$2500
13th av S, near 8th, 7 rooms; $300 cash, $25 monthly	$2700
8th st, near 13th av, 8 rooms; $250 cash, $25 monthly	$2500
4th av S, near 18th, double house, 12 rooms; $300 cash, $40 monthly	$3000
6th av N near 5th, 8 rooms; $300 cash, $25 monthly	$3000
Chicago av S, near 18th, 75x150 ft., 10 rooms; $300 cash, $25 month	$3000
Royalston av, double dwelling; $500 cash, $50 monthly	$4700
Portland av, 8 rooms; $350 cash, $30 monthly	$3250
2d av S, 12 rooms; $350 cash, $35 monthly	$3300
Oakland av, 10 rooms; $400 cash, $40 monthly	$4200
Oakland av, double dwelling; $200 cash, $25 monthly	$2200
Clinton av, 8 rooms, $400 cash, $40 monthly	$4100
Blaisdell av, 90x165; 8 rooms; $400 cash, $35 monthly	$3800
2d av S, inside 18th st, 8 rooms; $500 cash, $40 monthly	$5000
5th av S, 9 rooms; $350 cash, $35 monthly	$3600
5th st S, 3 dwellings, 7, 6, 3 rooms; $400 cash, $45 monthly	$4000
Highland av, double dwelling, 18 rooms; $600 cash, $60 monthly	$6000
University av SE, 15 rooms; $700 cash, $50 monthly	$7000
Harmon Place, 8 rooms; $600 cash, $50 monthly	$5500
12th st, near Harmon, 7 rooms; $300 cash, $30 monthly	$2700

R. M. NEWPORT

Real Estate Mortgage Loans, and Fire Insurance,

PHOENIX BUILDING

$3250 A NEW HOME $3250

We have just completed an 8-room cottage on Clinton Avenue, inside 27th Street. Lot 50x135 to alley. Hardwood finish, including floors up and down stairs, full basement, nickel plumbing, furnace guaranteed. Let us show you this.

THAYER & GALE, N. Y. Life.

FOR RENT

88x120 feet, all on one floor, Third st. and Second av. S; electric freight elevator, steam heat, light three sides; rent low; will divide to suit tenant.
Also store, 255 Second av. S.

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340 TEMPLE COURT.

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