A Page for Home Builders and Investors

DETERMINING BUSINESS CENTERS OF THE CITY

A Process Which Has Been Gradual for Many Years and Is Now Nearing an End—How "Centers" Fluctuate and Finally Become Fixed—Activity in Real Estate and Building Continues Despite the Heat.

HOT WEATHER seemed to have no depressing effect on the real estate market the last two weeks. Perhaps not so many deals were closed as usual, but the inquiry in regard to prices and the personal investigations continued thru the hot spell. The feeling among real estate men continues good over prospects for the remainder of the season and for next year. Building goes on and the prediction is that next year will see a continuation of the splendid record made in Minneapolis for 1905. With the big First National bank building to start and a large following of smaller structures costing less, the total for 1906 promises to break records.

Conditions Have Changed.

"We cannot think of loaning money in Minneapolis until you settle your business centers. We cannot afford to place money on properties in your city thinking that they have a certain value as related to some center and then have someone come along and hire the tenants away."

In substance this was the burden of a refusal with which the officials of an eastern financial institution shut off a probable request for an opportunity of placing some of the company's surplus funds in Minneapolis landed securities.

The conversation was at least two years ago. Minneapolis has come to be looked upon more favorably in the eastern money centers since that time. In fact, money has been out here looking up openings. The chance to assist in building operations and in promoting business deals with real estate security has been taken eagerly, as the city has righted itself and started in for a long period of prosperity.

Yet, the condition which led the financial company to turn down a chance to place money here still exists to a certain extent. A bitter experience, when a whole district of the city was deprived of its tenants and business for removal to another center, which was being established, may have given some eastern money loaners reason to make complaint the burden of their talk concerning Minneapolis. Such an experience may be repeated; but, altho the possibility will still exist until centers are more firmly established, every determination of a site by some big concern tends toward elimination of the unsettling feature.

Effect of Public Buildings.

Examination of old plats of the city will show that the block between Third and Fourth streets and Hennepin and Nicollet avenues is marked "County Block." It was expected at one time that the city hall and courthouse would occupy that site. The block was not far from the building which then served as a city hall, and it seemed to be in the center of the business section of the city, accessible to all interested taxpayers. "Selfish interests," said an experienced real-estate man, "succeeded in getting the building located away down where it now stands."

It is not at all unlikely, after it was generally understood that the county and city building was to be built on a site which was then central, that a change did displease property owners who expected an appreciation from the erection of the new building. Money interests in the east which had made loans on adjacent property probably resented the resulting bearish movement of their real-estate securities when it was decided to buy another site.

When the section north of Hennepin and west of Washington was deprived of its tenants in a body, as it were, in favor of a new market and commission district, laments and protestations were loud, particularly from property owners and mortgagees interested in the deserted region.

Just now interest centers in the choice of a federal building site. Property owners are unsettled because they have no idea whether a location will be chosen in an entirely new part of the city from the point generally accepted as central, or whether the commission will choose a block in the Hennepin-Washington avenue district. They do not know whether public policy is to win out, or whether selfish land interests will exercise such a pull as to secure the federal building for some point that may or may not meet general approval.

The Process of "Settling."

Minneapolis has been a turbulent sea of speculation as to the future. Events of the past four years, however, have tended to produce a feeling of security as to the downtown business district boundaries. Business firms have been going thru the process of development rapidly and have been selecting sites for new buildings in which they will continue to do business for years. The city is assuming form as it acquires age and solidity.

Natural conditions have made it inevitable that certain firms of enterprise will occupy the river bank for all time. The flour mills and factories which use waterpower will always line the river. Railroads yards have been clearly defined since the city was founded, and with the exception of the establishment of additional yards outside and an expansion of the existing trackage, the encroachment on city property has been slight. With these fixed points to start from, the wholesale business early accepted northward from Hennepin as its center. The location was clinched when Wyman, Partridge & Co. built its huge structure at Fourth and First avenue N, among several already established houses, and by the erection of many wholesale buildings by Major C. B. Heffelfinger, including the North Star Shoe company factory. The addition of the Winston, Harper, Fisher company grocery, and of the Cream of Wheat building, produced a feeling of final determination of the wholesale site.

The farm machinery and implement district was one of the next to emerge from the chaos. The Deere & Webber company decided upon Eighth avenue N and Washington, building an enormous warehouse building. At the same time, several establishments choose Third street S, where A. M. Wright has put up four big warehouses and where the J. I. Case Threshing Machine company will build.

The financial center was one of the next to follow suit in an adjustment to conditions. With the repurchase of its former building by the National Bank of Commerce, the selection of a First avenue S site by the Northwestern National, the choice of Second avenue S and Fourth street by the Security bank and the lease of a big property at First avenue S and Fifth street by the First National it became pretty clearly settled where the financial institutions would hover in the future.

Uncertainty as to Retailing.

In some minds the retail center will make a change from what seems now a definitely determined point. Experts and investors disagree as to whether the retail busines will return to Hennepin, or continue south from First avenue S, whether it will settle upon Seventh street or move downward in the direction of Washington avenue S.

The selection of a new location at First avenue S and above Seventh street by W. L. Harris, president of the New England Furniture and Carpet company, is a substantial evidence of the opinion entertained by that big company. At the same time the United Cities Realty company, a large holding organization of New York city, not long ago bought the Nicollet hotel property in the opinion that it had chosen an investment in a definitely determined center of Minneapolis.

Whatever may be the outcome it is clearly evident to the real estate operators and to investors in realty that Minneapolis has made great strides toward a definite determination of centers and a consequent settlement of value bases. The opinion expressed in the second paragraph does not seem to be longer generally held by money owners in the east, where much of the mortgage fund comes from, and it is believed that the gradual settling of conditions and the fine recovery made by Minneapolis after a period of depression are so plain that Minneapolis securities of all sorts will now command the attention and respect of financial centers.

Building Operations.

Building notes for the week reported by the Improvement Bulletin are as follows:

John Wunder, 608 Lumber Exchange, secured the general contract to erect the new paper mill plant at St. Cloud, Minn., from plans by Jacobson & Deguere, Grand Rapids, Wis. The large buildings will be of brick and cut stone with steel truss roof. The buildings complete and equipment will cost $200,000.

R. McMillan & Co. have the general contract to erect the residences for the Arcade Investment company at 3609 Architect avenue (Columbia Heights), from plans by the Keith company. Cost $3,000. The A. L. Dorr residence at 3527, L. A. Lamoreaux's at 3510, William M. Kenyon's at 3538, Bertrand & Chamberlain's at 3546 and Fremont D. Orff's at 3602. Each will cost about $3,000. It is expected to have them all completed in October.

The Keith company, architects, report plans for the following work: $2,000 residence for Bessie M. Arnold at Bemidji, Minn.; frame residence for G. McIntee, Phlox, Wis., $2,300; $2,500 dwelling for C. F. Barnes, Rhinelander, Wis.; $2,100 dwelling for P. G. Schmidt, Northfield, Minn.; brick and stone double dwelling for C. L. Barnhouse, Oskaloosa, Iowa, to cost $8,100.

John T. Fanning, 602 Kasota block, has plans for a store and flat building at 3551 and 3555 Nicollet avenue. R. McMillan & Co. have the general contract and work will begin soon. It will be 55x45, two-story, pressed brick veneered. It will contain two stories and two flats, to be completed by Dec. 1. Cost, $6,000.

J. A. Lindstrom, architect, is preparing plans for a building at 2508 Central avenue for A. N. Elofson. It will be 30x70, two-story and basement, of twin city pressed brick and plate glass front, steel beams, galvanized iron cornice, gravel roof, encaustic tile and cement work, plumbing and electric wiring. Cost, $8,000.

J. Henry Record, architect, has plans for a two-story frame residence for J. B. Sutton, on Blaisdell near Thirty-seventh street. It will be 24x26, with concrete block foundation, hard wall plaster, plumbing, bath, gas, electric bells, storm sash, screens, birch and pine interior finish and combination heat. Cost, $2,500.

The Wisconsin Syndicate has begun work on a frame residence at 1908 Humboldt avenue S for G. W. Buffington. It will be 30x34, modern interior finsh. Cost, $2,500. It has also begun the erection of a two-story frame residence at 1912 Humboldt avenue S, for R. W. Chadburn. Cost, $3,000.

F. E. Graves, general contractor, has contracts for the following buildings: Store building, Main and Marshall NE, for the Gung Brewing company, to cost $7,000; store building at Spring and Harrison streets NE, $4,500; remodeling tenement building into flats at 340 Seventeenth street S, $1,800.

J. L. Halstrom 2539 Tenth avenue S, has plans for a two-story frame residence at 2543 Tenth avenue S. It will be 27x30, with open plumbing, bath, gas, mantel, laundry, hardwood interior finsh, and hot water heating. C. P. Bergstrum has the contract. Cost, $3,000.

The Keith company, architects, have plans for a frame residence for A. R. Carlberg, at 1416 Hennepin avenue. It will be modern, with plate, leaded and d.s. glass, hardwood floors and finish, hard wall plaster, plumbing, baths, mantel, hot water heat. Cost. $3,000.

W. Z. Thornhill secured the contract to erect a two-story frame residence at 2300 Clinton avenue for Darvina Vadnais. It will be 26x48, with open plumbing, bath, gas, mantel, laundry, hardwood interior finish and furnace. Cost, $4,000.

George W. Brown secured the general contract to erect the fire engine station on Hennepin avenue and Thirty-sixth street from revised plans by Downs & Eads, architects. His bid was $11,722. Heating and plumbing contracts will be let later.

Shaubolt & Hobbs have the contract to erect a building 33x110, two-story and basement, on Seventeenth avenue N and Washington, for E. G. Walloff. It will have concrete foundation and cement blocks superstructure. Cost, $5,000.

James Pratt, 303 E Fifteenth street, has plans for a two-story frame residence at 2539 Lyndale avenue S. It will be 35x36, with full basement, modern interior fittings thruout, to be completed Oct. 1. Cost, $3,000.

Bell & Detweiler, architects, report George Rickman & Co. have begun work on the courthouse at Vinton, Iowa.

The contract for the erection of the bacteriological building at the state university has been let to Trainor Brothers by the board of control. Plans were revised to bring the cost within the appropriation of $100,000.

S. J. Bowler, architect, is preparing plans for remodeling the S. T. McKnight five-story building at 240-42 First avenue S into a modern hotel and restaurant, to be conducted by Jacob Barge and P. Zahnen. Cost, $20,000.

J. A. Lindstrom, architect, is preparing plans for fitting up the interior of the Hall building on Hennepin avenue, into a modern hotel, with plumbing, baths, electric wiring, passenger elevator and fire-escape.

F. E. Graves secured the general contract to erect a building at 400 Main street NE for the Gund Brewing company. It will of pressed brick and cut stone. Boehme & Cordella, architects. Cost, $7,000.

The Congdon Construction company has the general contract to erect a brick factory at 142 N Twelgth street for Charles H. Hun. It will be 30x70, two-story and basement, to be completed about Oct. 1. Cost, $4,000.

C. S. Randolph, 1033 Sixteenth avenue SE, has plans for a frame cottage at 893 Twenty-second avenue SE. It will be 26x28, to be completed about Jan. 1. Cost, $2,500.

W. A. King has begun work on a two-story concrete block residence at 2052 Crystal Lake avenue. It will be 28x42. Work has begun. Cost, $2,500.

H. Kelly & Co. have lately completed one of the largest sewer outlets in the city for the new Deering building; connections were made with the large main tunnel.

R. McMillan & Co. have the general contract to erect a brick addition to the Schraps restaurant, 32 Sixth street S, and interior finish. It will be 44x57, one-story, brick. S. J. Bowler, architect. Cost, $8,000.

William Muther secured the general contract to erect Peter Dietrich's store at 1221 Washington avenue N. It will be 25x125, two-story, brick and cut stone, plate glass. Mr. Westphal, architect. Cost, $6,000.

Axel Goodlund has the general contract to erect John L. Carter's frame residence at 67 Barton avenue SE. It will be 26x33, two-story, attic and basement, modern interior finish, and furnace. Cost, $3,600.

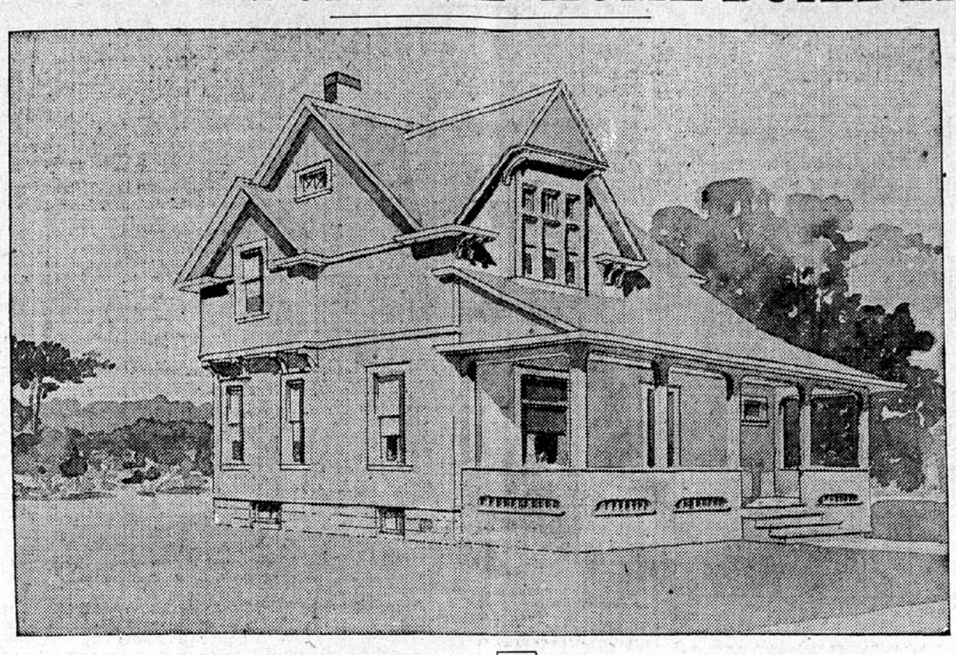
A. Kestrick, 1505 Main street NE, has let the contract to John Lund company to erect a two-story frame residence at 1328 Second street NE. It will be 26x32, to be completed about Oct. 1. Cost, $2,000.

The N. H. Leighton company secured the contract for erecting the new transformer station near Vincent avenue S and Forty-fourth street for the Twin City Rapid Transit company. It will be of brick, with concrete foundation.

Thompson Brothers have the contract to erect A. B. Claney's frame cottage at 4047 Sheridan avenue S. It will be 24x48, modern interior finish and furnace. Cost, $2,500.

Joseph A. Wisnow has begun work by the day on a frame cottage, 24x28, at 3421 Fifth avenue S. Cost, $2,000.

A SPECIFIC SUGGESTION FOR THE HOME-BUILDER

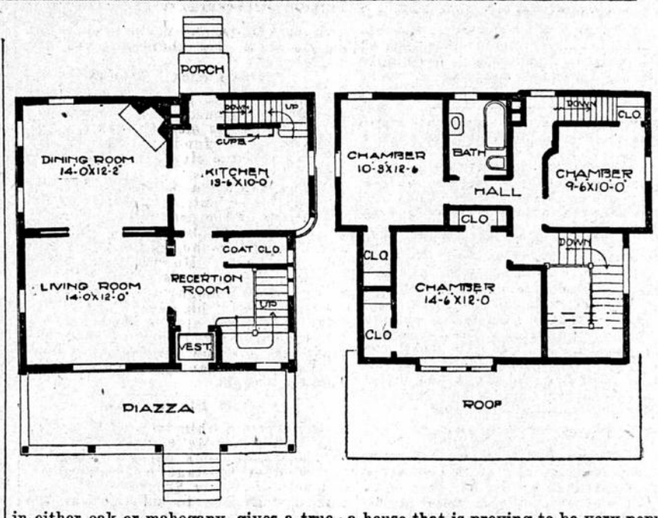


Built in Four Different States—Cost $1,725

BY GLENN L. SAXTON, ARCHITECT, Suite 731-734 Andrus Building, Minneapolis, Minn.

HOW TO SECURE PLANS

By special arrangement with Glenn L. Saxton, architect, 731-34 Andrus building, a complete set of plans and specifications of this house, including one set of blue prints, will be furnished at Mr. Saxton's office for $15. These will be complete in every detail. Mr. Saxton will also furnish to The Journal reader a book of plans, entitled "Architectural Collection," of homes ranging from $400 up, for $1. A small portfolio, No. 1, of cottages, $400 up to $4,000, will be furnished for 50c; portfolio No. 2, of residences costing from $3,000 to $50,000, 50c; portfolio No. 3, of stores, banks and churches, 50c. A church portfolio will also be given free to any reader of The Journal upon application to the architect.



Full basement, 7 feet in the clear. First story, 9 feet; second story, 8 feet 6 inches. Finish thruout first story to be Washington fir, stained and finished in either oak or mahogany, gives a true representation of either wood. Second story, pine to paint. Floors in first story, narrow polished I. X. L. maple flooring; also in bath.

Chambers in second story to be 6-inch matched pine flooring. House to be sided with 4-inch siding, shingled with best quality red cedar shingle. This is a house that is proving to be very popular.

The architect for The Journal would be pleased at any time to give anyone who is interested in this house, or any other that has been published at any time, for the benefit of The Journal readers, any information in regard to these houses gratis.

SCIENCE IN BUILDING EXCEEDS ART QUALITY

Up-to-Date Houses Have All the Requirements of Utility, Convenience and Health, but House Architecture on the Whole Is Woefully Lacking in Beauty—New Uses for Old Furniture.

Considered as a science, there is no people upon the face of the globe whose success in home-building compares with that achieved by the United States, says Joy Wheeler Dow in House Beautiful. The heating and lighting appliances we have would distinguish us to be far in advance of other nations did these two items represent the sum total of our excellence, which they do not. Moreover, the average American is so well-informed upon the hygiene of domestic science as to make it hardly worth the writer's while to enumerate all the discoveries we have made therein. Every owner of a country house can tell you offhand the numerous and varied requirements incident to the up-to-date dwelling. He can make you a fair diagram, showing the arrangement of rooms and conveniences to best serve the mechanism of a particular menage. In a general way, he can specify from memory the sanitary plumbing apparatuses, the coal and gas ranges, the tesselated wainscoats and pavements, the parquet floors, the electric wiring, the gas-piping, the necessary amount of window-space for light and ventilation, the cold storage, the proper sort of icebox, the dry and airy cellar. He has his idea about drainage, about various patent appliances, and he is continually informing himself still further upon the subject of improvements heralded from year to year by the building trades. So far, the American leads the civilized world.

But if we choose to regard our achievements no longer in the light of a science, but as an art—because animal comfort once attained, there arise numerous spiritual and ethical considerations in the building of a home which belong purely to the realm of art—it is then whatever pride the American is justly entitled to by reason of his prodigious scientific attainment begins to fail him, and is finally lost altogether, as he faces another state of things which he has had, hitherto, little time to consider seriously for commercial reasons, and made possible by the inalienable right everybody has had in the United States since the days of Andrew Jackson to build whatever he pleases. Thru the abuse of this right a major portion of our home architecture has descended into something a little better than a huge national burlesque, whereat every thoughtful citizen should want to cry out with Hamlet in the play, "Angels and ministers of grace, defend us!"

MADE-OVER FURNITURE

Handsome Mahogany Beds Reconstructed into Settles, Benches, Chairs.

Reconstruction of undesirable pieces of old mahogany has of late risen to the dignity of a fad, and rich and handsome hall settles, piano benches, Empire chairs and the like have been evolved which, in the eyes of the flat dweller, at least, is excuse enough for the apparent decoration.

It was the inventive genius of one little New York woman that saved the day and her reputation for amiability, when a dear old New England aunt forwarded by express, prepaid, a handsome but ponderous mahogany bureau for the embellishment of a two-by-four boudoir in an uptown flat of infinitesimal proportions. It was literally an epoch in the domestic economy of that household, when the bright thought which finally crystallized in the evolution of a fine old hall settle popped into the mind of the ingenious woman. Instead of storing the beautiful, but to her absolutely useless, article, she decided to try an experiment. Forthwith the cabinetmaker, who had been her confidant and adviser in more serious domestic complications, was consulted, and lo and behold, the result—a settle which hospitably filled the inglenook by the library grate.

First, the top drawers of the bureau were removed, the solid top being later utilized for the seat. Sides were left intact and the upright shafts which flanked the drawers were left in their original state, being fluted columns with richly carved capitals and claw feet.

A friend following suit was the possessor of a bureau handsomely carved in the acanthus leaf and pineapple design which showed up effectively in the same way. A French Empire bed with the rolling head and footboard which another flat dweller was obliged to give up for obvious reasons, made not only a hall seat but an Empire chair.

Still a third offered a variation in that it was upholstered. The back and sides of the bureau being of imitation mahogany, the deception was satisfactorily concealed by an upholstery of green velour. The front and sides were carved in a stunning design of graceful arabesques copied from a massive old Spanish chair of royal ownership, but in this case the man of the household happened to be clever with the mallet and chisel. Not every woman is so fortunate.

All is grist that comes to the mill of the originator of this new fad, and the odd leaves of an old mahogany table bought at a storehouse sale came into play as a foundation for a piano bench of the sort that musicians are partial to, a long, roomy affair which corresponded in length to the keyboard of the piano for which it was designed.

Given the original ideas, an ingenious cabinet maker and sufficient material of the proper sort, there is absolutely no end to the artistic things that can be evolved out of undesirable or cumbersome pieces of mahogany. There is an old saying that the end justifies the means, and in this case the truth of the saw is apparent. For even those staid and respectable devotees of the antique who first held up their hands in righteous horror at the thought of such desecration of their colonial gods have been forced to succumb to the potent attractions of hall settles and seats evolved from ancient woods, and now revel forthwith with their venturesome sisters in the altogether charming and artistic result.

Owner Leaving City.

Owing to Mr. Fred H. Chapin of the Menominee Hydraulic-Press Brick Company accepting the secretaryship of the St. Louis Brick Co., to take effect August 1st, he has authorized us to sell his home, 2320 Irving Ave. S., at a sacrifice. This is a very artistic, up-to-date pressed brick and hollow tile construction residence; has seven large, light, airy rooms and bath; finely finished in different hardwoods on first floor and enameled pine second floor; choice grade hardwood floors throughout; fine, large, brick fireplace; beamed ceilings; window seats; bookcases; sideboard; platerail; gas fixtures; window shades; all rooms finely decorated; full line of best open plumbing; automatic steam heating plant; $52 fuel bill last winter; full basement, 9 feet in clear, attic; full set storm and screen sash; porches; fine lot with trees and shrubs and a frontage 133 feet on Irving avenue. This place must be looked through to be appreciated and is open for your inspection Sunday or any day next week. PRICE and desirable terms quoted on application.

YALE REALTY COMPANY,
Sole Agent, 206 S. 4th St.

For Rent The late J. C. Oswald homestead, corner Hennepin and Laurel avenues, 14 rooms, thoroughly modern; steam heat; in best of repair. Can give a five-year lease.

THEO. BASTING
17 Washington Ave. N.

For Rent The late J. C. Oswald two-story solid brick stable; mill construction; no posts on either floor. Can be used for light manufacturing or garage. 7,000 square feet floor space. Can give five-year lease. Location 1316 Hennepin avenue.

THEO. BASTING
17 Washington Ave. N.

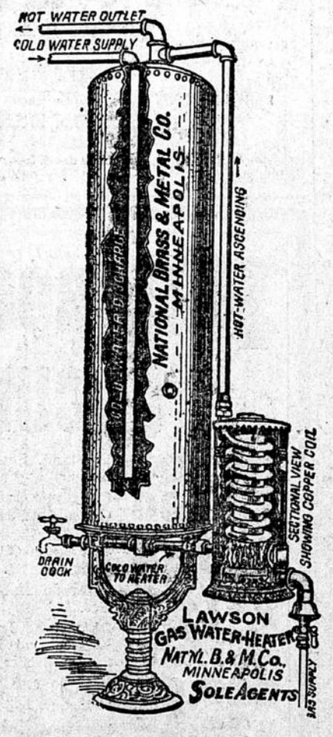
STORAGE

Household goods a specialty. Unequaled facilities and lowest rates. Packing by experienced men.
Boyd Transfer & Storage Co., 46 So. 3rd St.
Telephones Main 656—both exchanges.

Hot Water in Hot Weather

Without coal, ashes or dust

THE **LAWSON GAS WATER HEATER**



is constructed with copper heating coil; consequently very little gas is required to heat water. Hot water can be drawn immediately at any fixture in the house when the gas is lighted at burner. Approximate cost of heater and installing same is

$16.50

Call and examine heater at our show room.

We also have these heaters with gasolene burners.

National Brass & Metal Co
Corner Third Av. and Third St. South.

Read over your Journal want ad before you publish it. Think how it will sound to persons who know nothing of your business.

THORPE BROS. 206 ANDRUS BUILDING

$6000—No. 2512 Harriet Ave. S. A new, modern 8-room house in one of the best locations in Minneapolis; hardwood floors throughout; hardwood finish; hot water heat; lot 48½ x134 feet. House has best open nickel plumbing. Reasonable terms.

$350—East front lot on 11th Ave., between Lake and 31st Sts. Size 40x 127 feet. Reasonable terms.

$800—South and west front double corner of 31st St. and 10th Ave. S. city water, sewer; easy terms.

$2400—No. 2828 Colfax Ave. S. A new, 6-room cottage on east front lots. Two lots, 45x128½ each. Reasonable terms.

$3500—No. 2531 Columbus Ave. A 7-room house in the best of repair. Could easily be arranged for two families. Lot 41x128 feet.

MAKE OFFER—East front lot on Nicollet Ave., between 34th and 35th Sts. Size 40x190 feet. Belongs to an eastern owner. Will submit any offer.

$1600—No. 623 Adams St. NE. A 9-room house, in good repair, rents for $18 per month. Lot 40x157 feet to an alley. All improvements in street and paid for. Terms one-third cash, and balance easy. A rare bargain.

$415—West front lot on Clinton Ave., between 27th and 28th Sts. Has city water, sewer, stone sidewalk and gas in and paid for. Terms $50 down and $10 per month.

$4250—No. 2448 Garfield Ave. S. A new, thoroughly modern house in the Eighth ward; 8 rooms; hardwood floors and finish throughout, best furnace. On east front lot 50x118½ ft. Extra fine gas fixtures; house handsomely decorated throughout, etc. Reasonable terms.

$1000—East front lot on Nicollet Ave., between 26th and 27th Sts. Size 45x150 feet. All improvements in street and paid for. Reasonable terms.

$3500—No. 722 E. 25th St. A thoroughly modern 9-room house in the best of repair, one block from Park Ave., has furnace heat, full basement. This house could easily be arranged for two families. On corner lot. Reasonable Terms. MAKE OFFER.

WE HAVE an exceptionally fine piece of property on Third street S. that can be leased reasonably for ninety-nine years; size 66x176 feet. Good for manufacturing, hotel, etc. This is something that has to be turned soon. For particulars call at the office.

$2435--MODERN HOUSE.

We offer a brand new, modern house at actual cost, to the dollar. House has seven fine rooms, big reception hall, combination stairway and is finished in mahogany and natural birch. Kitchen is fully equipped with 30-gallon tank, enameled sink, dripboard, wainscoated walls, large pantry with double-action door; back vestibule, porch, etc.; full basement with 16-inch concrete wall, cemented floor and connections left for laundry and hot water heating plant. Second floor consists of three large sleeping rooms with fine closets from each; every room nicely lighted; bathroom is tiled and fully equipped with lavatory, roll-rim tub and latest wash-down closet, all exposed piping nickel plated. Material used in house the very best throughout; extra "A" cedar shingles, etc. Beautiful colonial porch across the entire front of house, with heavy 12-inch pillars; in fact, the house should sell for $500 more than our asking price, but we are closing it out at cost because we need the money. At least $700 down, balance monthly payments. Lot is nicely graded and sodded, with stone steps and walk. We will also sell the adjoining lot if desired. This place will be open Sunday afternoon for inspection, and the first person desiring a nice little home will certainly purchase. Remember the number, 3827 Chicago avenue. Eighth and Central car takes you to the door. House just completed this week.

Morrison-Crittenden Co. Phoenix Building

T. A. JAMIESON
205 ANDRUS BUILDING

$1000—2521 1st Ave. So., attractive little 5-room house renting for $162 a year.
$1250—Van Nest Ave., near 39th St., 8 rooms.
$1500—1213 W. 33d St., near Emerson Ave., 8-room house in good repair, will take vacant lot as part payment.
$1600—2116 21st Ave. So. A bargain.
$1750—Stevens Ave., near 27th St., 8-room house, partly modern, in very good locality, about $500 cash, balance on monthly payments.
$2000—2723 Harriet Ave. A splendid home for the money.
$2200—Portland Ave., inside of Franklin.
$2300—Two-family house, 13th Ave., inside of 27th St. S., first floor finished in oak, partly modern. Part cash, balance $20 a month. Rents for $300 a year.
$2500—2649 Colfax S. Look it over and make us your best proposition.
$3000—2511 Aldrich Ave S. 9-room, all modern.
$3300—4th Ave. S., near 33d St. 9-rooms, all modern, hot water heat. Lot 45x129.
$3600—Two-family house of 12 rooms, partly modern, large stable, best locality in South Minneapolis, E. 22d St., inside 25th Ave. Rents for $480 a year.
$3500—Upton, near 41st St. S., new 7-room modern house; delightful locality.
$4000—Chicago Ave., inside Lake St. 9-room all modern house, with 3 rooms finished on third floor. Oak finish hardwood floors throughout; book cases, china closets, combination heat, gas and electric light, tile mantle with plate glass mirror, 16 large shade trees. Part cash, $25 monthly.
$4500—Humboldt Ave., near 24th St. S. 10-room modern house; delightful locality.
$4600—Portland Ave., inside 34th St. All modern, up-to-date and first-class in every respect.
$4900—Irving Ave, near 28th St. S. New 8-room, thoroughly modern; hot water heat, gas and electricity.
$4900—Kenwood. 8 rooms, birch finish, hardwood floors throughout, nearly new, lot 65 feet front. Oliver near 21st St. S.
$5000—Irving, near 31st St. S. First-class, all modern, east front house, near Lake Calhoun; 8 rooms.
$5000—Fremont Ave., near 19th St. S. 10 rooms, east front, all modern.
$5100—Colfax Ave., near 27th St. S. New, 9 rooms, modern.
$5300—Calhoun Boulevard, near 31st St. 8 rooms.
$5500—11th Ave., near 25th St. S. Two-family house of 15 rooms; modern except heat.
$6500—Hennepin Ave., near Franklin, 10 rooms, east front; all modern.
$7000—Two-family flat, Park Boulevard, near 42d St. 6 rooms on each floor, thoroughly modern, rents for $840 a year.
$8000—Kenwood Boulevard, beautiful home of 10 rooms. Lot 66x150.
$9000—Park Ave., near Franklin. 10 rooms, strictly modern.
$10000—Emerson, near Douglas, 12 rooms, modern and up-to-date in every respect.
$11500—Stevens Ave., inside Franklin, nearly new, modern, 9-room house; within walking distance to business center.
$11000—2-story solid brick, 4-flat building of 6 and 7 rooms, all modern; inside of 17th St., near Hennepin. Rent $1,680 a year.
$16000—Blaisdell Ave., inside 24th St. 12-room St. Louis pressed brick house and barn, in one of the best localities in the city.
$1500—26th Ave., near Dupont N. 8 rooms.
$2000—Fremont, near 24th Ave. N. 8 rooms.
$2100—6th St. N., near Fairview Park, 11 rooms, furnace heat; lot 55x165.
$2000—1518 20th Ave. N. 2-story frame with brick front; store and 5-room flat. Rent $300 a year.
$2500—821 Penn Ave. N. Cozy home for the money.
$2500—Girard, near 31st Ave. N. 10 rooms, east front, lot 45x125.
$3150—Fremont, near 6th Ave. N. East front house of 8 rooms, very large barn; lot 75x156.
$4500—Washington, near 22d Ave. N. 2-story frame building; restaurant on first floor; 5 living rooms on second floor and 5-room house. Rents for $420 a year; lot 55x165. Will take 5-room house in trade.
$5000—15th Ave., near 5th Ave. N. 3 houses of 5, 7 and 11 rooms. Rent $600 a year.
$5500—Plymouth, near 4th Ave. N. Brick stone building with 7-room flat. Rent $540 a year.
$16000—Washington Ave. N. Near Hennepin; 4-story solid brick business property. Rent $1800 a year.
$3500—414 Harvard St. SE. 9 rooms, modern.
$3750—University Ave., near State University. New, 8 rooms, all modern.
$4700—Delaware St. SE. Nearly new 11-room house, arranged for two families, modern except heat. Lot 50x155.

We have for sale many vacant lots in all parts of the city. If you are in the market for a lot, please call at our office. We shall be glad to give you prices and terms.