

BUILDING ACTIVITY

Improvement Bulletin notes for the week show a continuation of good building activity. In part the record compiled by this weekly paper is as follows:

The Wisconsin Syndicate has moved from 19 Washington avenue N. to 300 Temple Court, where it is preparing plans for fifty houses of moderate size, mostly in the vicinity of the second and thirty-fifth streets, and elsewhere in the city during the fall and winter. It is completing the work at Nicollet and Twenty-fifth.

The company has the building under way at 111 Sixth street S. for L. H. Fawkes. It will be 20x150, of pressed brick, cut stone and plate glass front, small construction. J. W. Lindstrom, architect. Cost \$10,000. Contractor Robinson has begun work on the roof work at Fourteenth avenue SE and University avenue, for H. W. Wilson & Co., Boehme & Cordella, architects. He has also begun excavating for the reinforced concrete construction stables and abutting sheds at 2108 and 2110 Harriet and door factory, Fourteenth avenue NE. Cost \$7,000.

Glenn L. Saxton, architect, is preparing plans for the following houses: Mrs. Hattie Stough, Bucyrus, Ohio, cost \$2,000; J. B. Karkhust, Ransom, Minn., cost \$3,000; S. J. Kestor, Cass, Wis., cost \$3,000; Dell Trotter, Virginia, Minn., cost \$3,000; and Knight & Richardson, Columbus, Ohio, cost \$4,000.

Glenn L. Saxton, architect, has plans for the following residences: J. B. Ralph, city, two-story modern frame, cost \$2,000; E. S. Robinson, two-story, cost \$2,000; H. E. Thomas, 2020 Portland avenue, two-story frame, cost \$2,000; at Meridian Park to cost \$1,200; W. S. Parker, twenty-second street, cost \$1,200; 2426, two-story frame, cost \$2,000; F. A. McDonald, two-story frame, cost \$2,000, at Lyman, Wis., cost \$3,500.

Keas & Colburn architects, are preparing plans for a modern fireproof theater, St. Paul, for the Orpheum circuit, near Fifth and St. Peter streets. The building will be a three-story of pressed brick and terra cotta. There will be iron and steel construction, fireproofing, opera chairs for 1,000 patrons, etc. F. A. Henderson will superintend the work. Cost \$150,000.

Keas & Colburn architects, have begun work on plans for a sanitarium for Edwin Murray, Intertrinity and West avenue SE. It will be 100x50, three-story and basement, brick and stone, with accommodations for over 100 patients. It will have hard wall plaster, gas and electric lights, mantels, open plumbing, bath, and electric heating, gymnasium, billiard and pool rooms, steam heat-plant, etc. Cost \$100,000.

Harry W. Jones, architect, plans for a residence at 501 Walnut street SE for Homer Williams. It will be a two-story, brick and stone, with modern interior finish. The contract is let to Edson Spear. Cost \$8,000. Contractor Spear has begun work on a frame residence at 505 Walnut street SE, about the same size and design as the one above, to be completed by Feb. 1. Cost \$3,100.

J. W. Lindstrom, architect, has plans for improvements and additions to the building at 2428, at 3422 Aldrich avenue S. for Mrs. Hill. It will be a two-story, brick and stone, about the same size as the one above, to be completed by Feb. 1. Cost \$3,100.

Charles Kelsey, 2821 Central avenue NE, has let the contract for a frame cottage at 3224 Elliot avenue to Brown & Watson. It will be a two-story, concrete foundation. The building will be completed in the early spring. Cost \$2,000.

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Special!

I have for sale two pieces of down town property. If taken at once can be secured at very low prices. Particulars given upon application at the office only.

Walter L. Badger, Exclusive Agent, Oneida Bldg.

Moore Bros. & Sawyer 311 Nicollet Avenue.

\$8500—Fred Hinze's new and magnificent home on Lake of the Isles boulevard. House brick veneered with tile roof. Ample and well-lighted basement. Steam heat in every room. Four rooms on first floor; beautiful reception hall elegantly finished. Fine mantels and sideboard. Four rooms on second floor with bathroom furnished with first-class porcelain tub, the finest nickel-plated fittings. Three rooms on third floor. Every room furnished with electric and gas light. A delightful home in an excellent location. Lot 70x146 feet. Come in for full particulars. INVESTOR'S OPPORTUNITY—\$6750—Rents \$1,020 per year. Fine property always rented; lot 80x105 feet. Located on the corner of 2d St NE and 6th av. Improvements, one large double modern house and three single houses, all in good repair. Taxes \$100 per year. Look it up before it is sold. Investments like this are not easy to find.

\$5000—C. C. Hinzeman's beautiful home on Emerson av near 26th st; eight-room house; thoroughly modern and in fine state of repair; hot water heat; rooms large and well lighted; downstairs finished in quarter-sawn oak and mahogany stained birch; beautiful mantels; house artistically decorated throughout; a delightful home for a small sum of money; lot 40x128 ft.

\$3750—Fine nine-room house in St. Anthony Park, all modern, including laundry and excellent hot-air heating plant; two large and expensive mantels and sideboard; beautiful lot covered with fine shade trees; location retired and house generally attractive; would cost twice the money to duplicate it. Property situated on Carter av within a block and a half from the car line. Look it up immediately.

\$3500—Eleven-room modern house on Colfax av S near 25th st. Lot 40x128 feet. Combination hot water and hot air heating plant; good laundry and bath; it will be difficult to find another property in as good a location for that money. Terms \$1,000 cash. Balance on time, 6 per cent interest.

\$3100—A big bargain in a fine modern home, located on Fremont av N near 27th av; east front; lot 42x127 feet; seven rooms; splendid heating plant; hardwood finish and floors; elegant bath; could not be duplicated for the price.

\$2250—Splendid seven-room house, modern except heat; large light basement, two-tub laundry; four large rooms on the first floor with hardwood floors; porcelain sink, full line plumbing, porcelain bath, nickel finish, located on 24th av NE near 8th and Central av car. First come, first served.

BARGAINS IN LOTS

- \$650—Bargain in Prospect Park. Fine east front lot, 75x116 feet. Bedford av near Orin.
\$750 each. Two lots on Harriet av near 22d st. All improvements in and paid for.
\$950—Beautiful east front lot on Pleasant av near 27th st; 40x123 feet; all improvements paid for.
\$800 each. Grand av near 24th st; fine lots each 40x123 feet; all improvements paid for.
\$800—Lake st near 16th av; lot 43x123 feet.
\$1000—Lake st and Colfax av; fine business corner; 43 foot frontage running back 90 feet to 16 foot alley.
BARGAINS IN ACRES.
\$1950—4 1/2 acres all wooded, overlooking Lake Zumbra; 200 feet shore frontage; cottage of five rooms, furnished; boat, buggy, etc.; 1 1/2 miles from Zumbra Heights station. Secluded and beautiful view.
\$3000—Forty acres located on Superior boulevard, about five miles from city limits in Golden Valley. About one acre of waste land. Call or write for particulars.

Would You Veneer With Brick if You Could Buy Brick at \$8.00 a Thousand?

As an inducement to build this Fall I will furnish the very best veneering brick at \$8.00 per thousand—At this rate your home will cost you no more than if it were frame. Start building at once—You have plenty of time to inclose and plaster your building this fall. Put on your interior finish and veneer with brick, say March 1st. This will give you the very best results possible and a home ready to occupy by moving season—A handsome brick structure at the cost of frame. Purchasing a lot and building a home should be a business proposition—I have the best real estate proposition ever offered a business man in Minneapolis—To busy business men I mail my proposition in writing—it will do the rest.

N. H. EMMANS Owner of Lots in the "Heart of Green's Additions." 823 Guaranty Building.

BLAISDELL ADDITION

is the place to build a home. Lots are from 45 to 90 feet wide and 165 feet deep to 200-foot alley. Several handsome houses are now being erected. All are first-class, new and up-to-date. The building restrictions, together with its ideal location, make it one of the most attractive additions in the city. We have a few lots left where special prices can be had by those intending to build now. Plats furnished on application. WALTER L. BADGER, 300 ONEIDA BUILDING.

DAVID C. BELL, President. WALTER A. BODLESTON, Secretary. JAMES B. SUTHERLAND, Treasurer. D. C. Bell Inv't Co. 111 SOUTH FOURTH STREET. Money to loan on improved city real estate at lowest rates with partial payment privilege. Let us write your Fire Insurance.

- \$2400—No. 3418 Harriet Ave. Nearly new 6-room house, with hardwood finish and floors first floor; gas and fixtures, basement, storm sash and screens, city water, very choice east front lot, fence, stone walk, very well built house and cheap.
\$4000—Washburn Park, on Luverne Ave., only one block to Nicollet Ave. and two blocks to car line. Modern residence of nine rooms, all in fine repair. Large corner lot, wooded. Could not be duplicated for \$7,000.
\$4675—No. 2302 Fremont Ave. N. New all-modern 7-room residence, beautifully decorated, hot water heat, built-in ice box, very choice corner lot, 50x157, wooded, stone walks.
\$7750—No. 2418 Pillsbury Ave. Nearly new 8-room strictly modern residence, situated in Blaisdell Addition. Fine east front lot, 45x165. One of the choicest locations in the addition.
\$3375—No. 3324 Grand Ave., very fine new 7-room house, with front and rear vestibules, large pantry, full basement, cemented; hot water heat, large bath with open tiled platform, hot and cold water, four fine closets, hardwood finish and floors, first floor stairs, separate hot water for gas, shades, storm sash and screens, just completed, very fine east front lot, 42x123, to be graded, stone walks up to and around house. Easy terms.
\$4550—Buys the best strictly all modern residence of eight rooms in the Lowry Hill district, finely decorated, hardwood floors, combination heat, separate hot water heater for domestic use; gas fixtures and range, screened porch, full screened and storm sash; No. 601 Forest Ave., within two blocks of three car lines; now on it a \$2,250 5 per cent mortgage with nearly five years yet to run, reasonable terms at 5 per cent. House only been built about three years and building alone could not be completed for less than \$4,500.

Call or Write for Catalog of Real Estate Bargains.

WE HAVE LISTED A FEW Elwell's Addition Lots. We will be pleased to quote prices. A fine lot on Longfellow and 34th South. Water in street. Cedar Ave. car one block away. CHUTE REALTY CO., 301 CENTRAL AVE.

G. A. Quist & Co. 202 South Fourth St. IF YOU WANT A MODERN RESIDENCE, we invite you to examine No. 1102 West Franklin avenue, corner of Colfax; this is in every way an up-to-date, modern, substantial residence, built from the ground up; no cheap, "built to sell plan"; this house was built for a home and will stand the most thorough investigation; a large corner lot, the highest and most slightly located residence on Lowry Hill. We are instructed to sell now, will make terms satisfactory; might consider an exchange. \$4200 Takes an elegant seven-room all modern house, near Park and 31st, all hardwood floors and finish, beautifully decorated; hot water heating plant, stone porch, large lot, up-to-date in every particular; built for a home. For private reasons must dispose of it at once. \$3000 Takes a beautiful home on 19th av SE, one block from the State University; eight-room house in fine condition; beautiful lawn and shade trees; all improvements in and paid for; \$500 will handle. Want to sell at once No. 632 Monroe st NE; good location for miscellaneous business of any kind. Acres near the city suitable for suburban homes. Fine business locations in the center of the city.

New Ten Room Portland Ave. Cottage. No. 2804 Portland. Everything in modern conveniences that can be thought of, an abundance of rich hardwoods, extreme precautions for warmth and comfort; unusual plan, artistic within and without. \$5,500—\$1,500 cash. Open Sunday, 2 to 5 p.m. W. W. GLARK REALTY CO., 313 NICOLLET.

IF YOU WANT TO SELL OR BUY Real Estate Improved or unimproved, business or dwelling, flats or tenements, SEE W. W. PRICE, New York Life Building.

THE Edward G. Walton AGENCY 300 Hennepin Avenue.

- NOTICE—I wish particularly to draw your attention to the fact that our desire is to please and we have endeavored to so furnish this office with maps for free delivery that you can without cost readily possess maps of the most important residence sections.
\$1500—This is our special Kenwood bargain, 50x150 feet, on Kenwood Park, facing south on the ridge of the hill opposite the residence of Mr. Coppage. It is quite the best thing in Kenwood today.
\$3750—This is our special Lowry Hill bargain, 75x135 feet, corner of Colfax av and Lincoln av. A very level lot with large houses on other corners and certainly a big bargain at this price.
\$400—Cheap piece of trackage, 80x120 feet, near the Gluek brewery, in Northeast Minneapolis. Northern Pacific trackage.
\$2200—Very good piece of trackage on 24th st at the Milwaukee tracks, near Cedar av. This piece of land has a trackage frontage of about 120 feet.
\$1500—Very pretty house, 1001 Aldrich av N; has a lot 50 feet front with good trees and bushes; a pretty house of 6 rooms.
\$1500—319 21st av S, a very pretty house on a nicely fenced lot; house has full basement; city water and is in first-class condition. Will sell on easy terms.
\$250—This is our Calhoun Park bargain, 40x185 feet, on Holmes av, one block west of Hennepin av at 35th st.
\$275—This is our Linden Hills bargain, lot 6, block 18, first division, 50x156 feet, east front, on Vincent av, between 41st and 42d st. A very handsome lot.
\$300—Washington av N, 46x70 feet, with stone walk, city water, sewer, etc., between 33d and 34th av N. A fine location for cheap flats or small stores.
\$300—59x132, corner Pierce st and 19th av NE; a perfect lot and ideal at the size; faces east and is certainly very cheap.
\$200—On 32d av N, near Lyndale, and almost adjoining those new houses; 40x128 feet; north front; city water laid; \$10 down and \$5 a month.
\$200—40x110 feet, with some good stone sidewalks, on 31st st, between 19th and 20th av S; will sell for \$25 down and \$10 a month; 6 per cent interest. This lot is a beauty; among very nice houses.
\$200—This is my North Side bargain; a very handsome lot, 40x120 feet, on Sheridan av N, inside 24th av N. City water and sidewalk paid for and in use.
\$2000—2916 Aldrich av S, a good, well built and comfortable house of 9 rooms and fully equipped bathroom. The lot is large and nicely sodded; has stone walks and good stable in the rear. It is a great bargain.
\$1100—Camden Place house, No. 5153 Camden av; lot 68x126; house 8 rooms; screens, storm windows; good barn, etc. If you want a house in North Minneapolis as far north as this, near the Smith lumber yards, this is a bargain.
\$1500—Newly painted house, 3543 Fremont av N; 8 rooms; east front with good cowsheds, stable and outhouses; a famous well of wonderful water; good walks; city water in street paid for. Terms, \$500 down and \$15 a month. It is well looking at and you will be surprised at the amount of value offered. This place is easily worth \$2,500.
\$4500—Very pretty new house of colonial design, No. 3334 Park av; 8 rooms and full basement; finished in hardwoods on first floor and enameled woods on second; lot 40x118 feet to alley. It is one of the new designs and well located.
WANTED—Offer for that splendid four-flat building, 2311-2313 16th av S. Rentals are \$38 a month. I want to sell to close up the estate. We shall shortly open up the 347 acres called Seven Oaks on the river bank and lake st. Anybody with an eye to this property should send in his name and photos of the property will be mailed at once.

Thorpe Bros. 206 Andrus Building. HOUSES. \$3200—3221 1st Ave. S. A 7-room all modern cottage, except heat, finished in hardwood downstairs, with hardwood floors throughout, bathroom and open plumbing, furnace, best of repair; finely decorated. House piped in for furnace. Lot 46x123.
\$2100—310 13th Ave. NE. An 8-room house renting to two families for \$21 per month; screens, storm sash, wooden bath, hot water and building in fine repair. Lot 40x165 ft.
\$2850—3618 Pleasant Ave. A new 7-room house, finished in hardwood downstairs, with hardwood floors throughout, bathroom. Everything will be put in best of condition. Lot 40x120. Terms one-half cash.
\$1500—915 W. 36th St. A 7-room house in Calhoun district, hardwood floors. Terms \$500 cash. This is a good location and a cheap home for the money.
\$1500—2109 16th Ave. S. A 10-room house that can be occupied by two families, two sinks up and down stairs, monthly rental \$18. Lot 20x123. Reasonable terms.
\$2400—328 Colfax Ave. S. A new 7-room house on two lots; total size of ground 90x123 1/2 ft. Owner will put in city water and sink in house. Monthly rental \$18.
\$7150—No. 2505 Clinton Ave. A two-flat building in best of repair, two separate hot water heating plants, total monthly rental \$85. 10 rooms on each floor. Lot 47x128 feet. An extra fine property.
\$900—A 5-room house near James and 6th Ave. N., renting for \$17 per month. Terms \$500 cash. Good income property for small investment.

PHOENIX BLDG THE E. A. CONRAD CO. ROOM 513. \$11500—Investment flat building brings over \$2,300 per year with a big net rental. As owner is embarking in retail business, this must be closed out at once. A good opportunity for a fine investment-bearing property.
\$4350—50x150, with house renting for \$25, 1 1/2 blocks from Hennepin av, near 8th st.
\$5300—66x150 feet of ground on 6th st S inside of 7th st, with good house; a very excellent purchase.
\$200—See the fine lot that we have on the Nicollet car line. With good buildings all around.
\$2500—This should purchase a fine home and this is the kind we have to offer; 12 most beautiful and artistically arranged and decorated rooms; a fine bowling alley, full basement, large barn and necessary equipments for a fine outfit; all in the very best of condition.
\$3000—A 5-room house, 8th ward, five and six rooms, modern except heat, rental \$30 to \$35. Owner wishes to close out.
\$10500—Suitable for club, hospital, school or fine home. The most wonderful bargain for the value in dollars and cents on the market. This elegant residence containing 14 large rooms especially adapted for large open space is required. To see it is to realize that the investment cannot be produced for four times what we ask for this. Has fine grounds and convenient location in a choice neighborhood. Warehouse and Trackage Property.—We have several large pieces that will interest you if looking for a fine site.
\$4000—In Sunnyside, we have an excellent nine-room modern residence, with hardwood finish, furnace, gas, nicely decorated, good barn. Owner wishes to realize at once.
\$17500—Flat building, rental \$2,500 per year. This property is in excellent condition and a good rent producer.
\$850—Kenwood lot, a fine 90 foot elevated corner.

MORNINGSIDE The suburban acre location, west of Lake Harriet, on the new Minnetonka electric line, which starts operation Oct. 1st, double-track, up-to-date cars—Just outside city limits; 5c fare; low taxes. Beautiful half-acre lots at low prices and easy terms; 25 lots already sold and six new houses building. Make your selection next week, before prices advance. CHAS. I. FULLER, 803 Phoenix.