WITH BUYERS AND SELLERS OF LOCAL REALTY

BLAISDELL DISTRICT CENTER FOR HOMES

Section Between Nicollet and Pleasant Avenues, Franklin and Twenty-fifth Street, Is Interesting Because of the Peculiar Circumstances Which Controlled Its Marketing in "Package Form," Insuring a Uniform Appearance.

ONE of the most interesting sections of Minneapolis is that called the Blaisdell district, which is rapidly becoming a center for fine homes. It lies, roughly speaking, between Nicollet and Pleasant avenues and Franklin avenue and Twenty-fifth street.

It is interesting for two reasons. Owing to the peculiar circumstances which prevented its marketing, except in entirety, it has a remarkably uniform, modern appearance. It was one of the first districts to be placed on the market in what has been called, in the phraseology of real estate circles, "package form." This means that the innovation of selling lots in condition for immediate building was practiced first in extensive form in this district.

A good deal of good-natured tacit rivalry has existed between Lowry Hill and Blaisdell addition as to which would be the star residence district of Minneapolis. Both are being blessed these days with frequent accessions. The Blaisdell district is somewhat more notable as being a younger neighborhood, and therefore showing more uniformity, as Lowry Hill has been under construction for several years.

Sold Several Acres.

The Blaisdell neighborhood came into special publicity at the time former Governor John S. Pillsbury bought the former Dayton building at Sixth and Nicollet from George D. Dayton and sold him several acres in the neighborhoor of Franklin avenue and Blaisdell. Before there had been no activity in the region. At the time of the sale Mr. Dayton determined to place the property on the market at once. He turned the management of the property over to Walter L. Badger, who had negotiated the big sale, about five years ago.

Mr. Badger went into the work with great zeal and soon had crews of laborers grading down the hills, filling the gullies, putting in sidewalks and trees, and laying out new lots. Then the sale began and the property has been rapidly taken by buyers who have put up excellent houses. The district has been invaded by only one flat building and that was finally permitted by the neighbors after they had grasped the Fawcett plan of isolated apartment-house building. The Hampton, as it is called, is now tolerated with very good grace as a unique type of flat.

The Family's Tenacity.

The history of the Blaisdell property is interesting as showing the tenacity with which the family held on, notwithstanding the meal which taxes and interest was making on the land. John T. Blaisdell took up the land from the government about 1857. For many years he used it as farm property, and within a decade it was still called the Blaisdell farm. The property was finally platted, but not sold off. Mr. Blaisdell and his heirs held it at such a high price, compared with values of surrounding property, that no one would buy. The expense of carrying the land was such that little improvement was made during the life of the owner. In time it passed under mortgage foreclosure to the hands of others. A large amount passed to John S. Pillsbury and then to Mr. Dayton.

The first attempt at building to any pretentious extent was made by J. Frank Collum at Franklin and Blaisdell. Had the building been finished it would be now the representative type of house architecture and construction in Minneapolis, without doubt. It was to have been a modern structure, built of variegated colored stone, of iron and brick. Owing to financial troubles which overtook the owner the house was never finished and only four years ago the ruins of the partly finished "castle" were removed. The corner was finally sold by Nickels & Smith to Eugene Carpenter and A. T. Rand. Mr. Rand has since improved his inside lot with a fine house and stable of unusual type of architecture.

For Generous Streets.

The far-sighted plan for generous streets which Mr. Blaisdell adopted when he platted the property has made the district an unusual one. Four blocks running north and south occupy the space usually allotted in Minneapolis to five. None of the streets are less than 80 feet wide and no lots are less than 165 feet deep to the alley. Thus the section has one less street and one less tier of blocks, as compared with neighboring property. The effect of this is very noticeable in a general view of the region. As soon as the land passed into the hands of Mr. Dayton it was prepared for sale.

Altho the Dayton property which Mr. Badger controls is not so large, the Blaisdell district extends from Clifton to Twenty-sixth street and from Nicollet to Pleasant, crossing Blaisdell and Pillsbury avenues.

The high quality of the Vine place properties is so well known as to require no further descriptions than a naming of them. From Clifton to Franklin are the fine homes of W. P. Cockey, C. G. Goodrich, Levi Longfellow, G. R. Newell, Messrs. F. C. Van Dusen, James Quirk, Henry L. Little, A. S. Harris and Mrs. A. T. Rand.

In the newer part above Franklin are the homes of Mrs. Hahn, L. B. Newell, Messrs. A. T. Rand, Dayton, Hendrix, Knight and the Hampton. Above Twenty-second is the new home of Morris McDonald, a Spanish mission type, and those of Messrs. McCarthy, Dr. Benjamin, Walston, Morris-Benton house and Edwards. From Twenty-fourth to Twenty-fifth homes have been built lately by Matthew McDonald, Hanley and Flannery. While the corner above has been bought by A. E. Clark, the attorney.

Pillsbury Avenue.

Pillsbury avenue does not yield the palm by any means to Blaisdell. It has been more recently built up than the other and has still many vacant stretches which will be the future sites of expensive houses. First comes the home of N. F. Hawley. The corner across the avenue has just been sold to John De Laittre, who will build. Mr. De Laittre has 300 feet on Pillsbury by 140 on Franklin. He already has plans for a building. Diagonally across is the home of W. Y. Dennis and up the street the new homes of L. K. Thompson, C. M. Case, S. A. Hall, A. W. Strong and Lucian Swift. Fred Snyder has bought the corner at Twenty-second across Pillsbury from the Case house, securing 200 feet by 165. Across Twenty-second street Cavour Langdon is building a $20,000 house on a site which measures 200 feet by 165 feet. Next comes the site of the new E. S. Woodworth home, which will rise rapidly next summer. Judge W. R. Cray has bought the adjoining sixty-foot lot. At Twenty-fourth and Pillsbury E. N. Osborne is building a $35,000 house after plans by Reed & Stem of St. Paul. The new home of Messrs. W. S. Harris and Williams are on this avenue also, as well as the unique dwelling of Dr. T. B. Hartzell.

Judge McGee owns a site at Twenty-fourth and Pillsbury and will probably build. F. C. Nickels has just occupied a new $15,000 house at Twenty-fifth and Pillsbury. Andrew Ressler has just bought the northwest corner, paying $4,500, and will build. Judge F. C. Brooks, Dr. Sweetser and Arthur Holbrook own two lots each at this point.

Public Spirit Shown.

Much public spirit is shown in this neighborhood for the preservation of its residence characteristics. Last spring an attempt was made to build duplex flats on the two corner lots. At the expense of $500 the neighboring property owners succeeded in the removal of the buildings and at the same time tied up all the property between Twenty-fifth and Twenty-sixth. This arrangement was under a binding agreement that the building line should be established at fifty feet and that no improvement on a single lot should cost less than $5,000 and that they should be of the residence variety.

On Pleasant avenue the residence of John Flower McDonald is one of the newest and most modern. At Twenty-fifth street J. L. Robinson and J. M. Lock have new houses on the southwest corner. It was threatened to put flat buildings on the northeast corner and the owners of neighboring property bought under contract in order to keep out the intruding element. Nickels & Smith have just consummated the sale of sixty feet to R. P. Wood for $2,500 at this corner and have other deals under way.

SIXTY WILL GO

Twin Cities Will Send Large Delegation to Builders' Exchange Meet.

Each of the twin cities will send about thirty contractors to the annual convention of the Builders' Exchange of Minnesota at Duluth next Wednesday. Other cities of the state will send god delegations. The fare is $5.75 for the round trip from Minneapolis. In the evening the Duluth men will give a banquet. George M. Gillette of the Minneapolis Steel and Machinery company will be one of the speakers. The delegates will lose only one day from businesss, as they may leave the twin cities in the evening and return the second morning.

The Builders' Exchange of St. Paul last week re-elected officers as follows: President, J. F. McGuire; first vice president, C. M. Power; second vice president, W. G. Whitehead; treasurer, William Rhodes; secretary, A. V. Williams.

Reports showed the organization to be in excellent condition. The president made suggestions looking to the extension of the field of work. One feature was the planroom, where was exhibited during the last year 350 sets of plans of buildings from all over the western, northwestern and Pacific coast states. Arrangements were started for the annual dinner of the exchange, some time in January.

A New Realty Company.

The Phelps-Richardson Realty company has been incorporated at $200,000, with $100,000 liability limit. The incorporators are E. J. and Louisa A. Phelps and Matilda R. Hahn.

New Company Incorporated.

The L. S. Gillette Realty company has been incorporated in Minneapolis, with $250,000 capital. The incorporators are L. S. Gillette, R. P. Gillette, G. L. Gillette and G. S. Edwards.

Building Increases for November 23 Per Cent

Building is upon a satisfactory basis in all sections of the country. The big increases for the preceding months of the year were maintained in November. During the month just closed permits were taken out in thirty-three of the principal cities of the country, according to official reports to Construction News, for the construction of 10,060 buildings, involving a cost of $41,803,870, against 8,925 buildings and $34,012,570 for the same month a year ago, an increase of 1,135 buildings and $7,791,300, or 23 per cent. The figures in detail are as follows:

City—	1905 No.	1905 Cost.	1904 No.	1904 Cost.	Per Cent. Gain.	Per Cent. Loss.
New York, including Manhattan and the Bronx	339	$10,439,987	281	$8,421,900	24	...
Brooklyn	994	6,206,097	880	4,468,762	38	...
Chicago	830	5,099,000	631	5,785,150	...	12
Philadelphia	1,090	2,699,765	1,018	1,576,170	71	...
St. Louis	660	2,385,537	534	1,355,982	75	...
Los Angeles	843	1,259,265	695	1,534,152	...	17
San Francisco	226	1,168,964	200	861,612	35	...
Pittsburg	317	1,182,265	262	824,067	43	...
Washington	379	1,104,749	320	438,123	152	...
Denver	211	1,051,835	176	325,495	223	...
Milwaukee	299	858,325	257	606,449	41	...
Detroit	243	853,400	321	635,800	34	...
Kansas City	330	773,990	330	685,825	13	...
Buffalo	174	668,865	230	484,280	39	...
Cincinnati	245	615,035	249	370,360	66	...
Minneapolis	295	438,360	298	465,430	...	6
St. Paul	241	560,249	116	242,240	131	...
Louisville	166	521,070	152	287,230	81	...
Indianapolis	240	490,693	235	275,598	78	...
Omaha	58	406,250	54	74,735	443	...
Seattle	642	364,892	587	462,930	...	21
Spokane	125	336,480	113	157,887	113	...
Atlanta	203	328,583	340	363,171	...	10
Rochester	107	322,455	76	273,425	19	.
Memphis	...	264,744	...	761,035	...	65
Columbus	137	230,775	141	239,840	...	4
Tacoma	111	230,385	109	219,875	5	...
New Orleans	...	210,969	...	261,852	...	19
Toledo	64	178,375	92	230,485	...	22
Allegheny	58	165,650	66	248,325	...	33
Grand Rapids	113	160,439	108	179,633	...	10
Duluth	44	119,460	33	742,277	...	84
Davenport	26	106,970	21	152,475	...	29
Total	10,060	$41,803,870	8,925	$34,012,570	23	...

The accompaning table shows good increases in twenty cities and declines in only thirteen. The situation is eminently satisfactory. The increases are pretty general. An analysis of the depressed spots shows that they have little to do with the general situation. The decreases are widely separated. The largest decrease—84 per cent—is in Duluth where there was a decline of from $742,277, the amount invested in building in November a year ago, to $119,460 for the month just closed. Permits were taken out this November for forty-four buildings as compared with thirty-three for the corresponding month a year ago. This falling off may be accounted for by the fact probably that a permit for one huge structure a year ago unduly swelled the totals at that time. Building is really more active because of the increase in the number of buildings. Memphis shows the next most important decline, 65 per cent, which is accounted for by the prevalence of yellow fever, which delayed matters in a formative state. Toledo shows a falling off of 22 per cent, while Detroit, in the same neighborhood, has a gain of 34 per cent. It will thus be observed that the decreases have no bearing upon the general situation.

The big cities, with the exception of Chicago, show good gains, New York with 24 per cent, Brooklyn 38, Philadelphia 75, St. Louis 75, San Francisco 152, Cincinnati 66, St. Paul 131, Pittsburg 43, while if one is looking for big gains the percentage of increase in Omaha, 443, should satisfy the most exacting. Denver follows with 223 and Washington with 152 per cent. Chicago's decrease of 12 per cent is only a part of the give and take of industry, and when one recalls that building in that city for eleven months shows an increase of over $16,000,000 over the corresponding period a year ago, the insignificance of the decrease will be appreciated.

BUILDING ACTIVITIES

Lateness of the season does not affect residence building appreciably. No large business structure permits were taken out this week, but the dwelling house season promises to lop well over into next spring. The Security Bank building steel structure is all up and the bricklayers are close behind. The soft weather has been good fortune for the builder, C. F. Haglin.

The Improvement Bulletin reports building news for the week as follows:

L. A. Lamoreaux, architect, has plans for a handsome residence for J. H. Sessions, 100 Lumber Exchange, on Lake Harriet boulevard, near Forty-seventh. It will be about 26x36, Spanish mission style, exterior plaster, tile roof, plumbing, baths, mantels, grates, etc. The same architect has plans for a similar residence adjoining, for C. J. Joyslin. Cost of each, $5,000.

The Keith company, architects, has prepared plans for a frame residence for Henry Moore, at Lawrence, Kan. It will be two story, modern interior finish, containing nine rooms. Cost, $4,500. It has plans for a two story frame residence to be erected by B. J. Scannell, Omaha, Neb., which will be modern interior finish thruout. Cost, $2,500.

F. B. & L. L. Long, architects, are at work on plans for a warehouse on Ninth avenue S and Fourth street, for the Kellogg-Mackay-Cameron company. It will be 66x145, five story and basement of red pressed brick and cut stone, galvanized iron work and skylights, having mill construction. It will have some plumbing, heating and electric wiring, and gas fitting. Cost, $70,000.

The Keith company, architects, has plans completed for a modern two story frame residence for G. E. Brown, Hoosick, N. Y., to cost $4,000; also a nine room frame residence for F. H. Packard at Redfield, S. D., to cost $3,500; and a frame cottage, 24x34, for Henry Hanks at 5303 N Fifty-third street, Tacoma, Wash. Cost, $2,000.

Boehme & Cordella, architects, report that F. E. Graves, who has the general contract to erect the school and hall building for the Polish Catholic society on Seventeenth avenue N and Fourth street, has the foundation about completed. The building is 66x140, two story and basement. Cost complete, $40,000.

Four designs for a handsome fireproof cemetery chapel have been received by the Lakewood Cemetery association from which one design will be selected next week on which the new building will be erected next spring. Cost, $40,000.

F. D. Orff, architect, is revising plans for the city hall for Perham, Minn., and new bids will be taken.

L. A. Lamoreaux, architect, has plans for a modern residence to be erected in Prospect Park for C. H. Burdick. It will be of English Gothic style, frame and plaster construction, with tile roof, plumbing, baths, furnace heat, etc. Cost, $4,500.

The Borden & Shelleck comnany is putting up the new coal sheds and other improvements for the Lehigh Valley Coal company at Twenty-ninth street and Colfax avenue. The largest building will be 30x70, 36 feet high. Work is to be completed in the spring. Cost, $7,000.

W. D. P. Lowry, 2545 Harriet avenue, has begun work on a frame residence at 2737 Eleventh avenue S. It will be 26x28, two-story and basement, with plumbing, bath, gas, mantel, hardwood interior finish, hard wall plaster, and furnace. Cost, $3,500.

Iverson & Meland, 1323 Madison street NE, have the contract to erect the fraternity house at 1711 University avenue SE. It will be 42x36, 2½-story and basement, modern interior finish thruout. M. S. Hunt, architect. Cost, $7,500.

A. Fleming, 201 Harvard street SE, has begun work on a frame residence at 211 Harvard street SE. It will be 26x32, two-story, modern interior finish, hard wall plaster and hot water heating. Cost, $4,500.

A. L. Dorr, architect, has plans for a residence for A. D. Hall near his home, 3081 Pillsbury avenue. It will be 28x44, two story interior finish and furnace, arranged for two families. Cost, $4,500.

L. A. Lamoreaux, architect, has plans for improvements and changes to be made to the old Times building, at 118-20 Fourth street S. M. Schumacher has the contract and work has been begun. Cost, $5,000.

Stremel Brothers, 1215 Washington avenue N, have let the contract to erect a brick building at 1316 Third street N, to B. Kevenhoester. It will be 48x75, to be used as a tin and galvanized iron factory. Cost, $2,000.

Pike & Cook have the contract for further improvements and interior repairs to be made to the Bigelow building on Fourth street and Second avenue S. The owner contemplates adding two stories to its height.

John Myhr, 1214 Twenty-first avenue N, has the contract to erect a two story frame residence at 3225 Third avenue S, for the Morrison-Crittenden company. It will be 25x32, modern interior finish. Cost, $2,500.

W. O. Winston and George B. Lane have purchased Clifton and Groveland avenue property and contemplate having handsome residences erected thereon in the near future.

O. Z. Johnson, 613 Erie street SE, has begun work on a two story brick residence at 617 Erie street SE. It will be 26x48, modern interior finish and furnace. Cost, $2,500.

C. S. Talbert, 2823 W Fortieth street, has the contract to erect a frame cottage, 24x24, at 4001 Queen avenue S, for F. P. White, to be completed about May next. Cost, $2,000.

E. A. Larson, 4101 Thirty-eighth avenue S, has begun work on a frame cottage he will erect this winter at 3447 Tenth avenue S, to be completed about May 1. Cost, $2,000.

Henry Emond, 1325 Fifth street NE, has begun work by the day on a frame cottage at 1227 Sixth street NE, to be completed about May 1 next. Cost, $2,000.

C. R. Love, 3416 Columbus avenue, has let the contract to erect a frame cottage, 26x28, at 3328 Aldrich avenue S, to H. Schockneth. Cost, $2,000.

John S. Calder has the work of erecting a residence at 1315 Penn avenue N. It will be 24x34, modern interior finish and furnace. Cost, $2,500.

The Norwegian Lutheran societies of the city propose to have a new church building erected near the state university grounds.

Samuel Rosell, 2231 Fillmore street NE, has begun work by the day on a frame cottage, 26x32, at 1612 Twenty-third avenue NE. Cost, $2,000.

Edward Linman, 2926 Aldrich avenue N, has begun work by the day, on a frame cottage, 26x30, at 2902 Bryant avenue N. Cost, $1,600.

INARTISTIC HOMES RUINOUS

Like Produces Like Qualities Even in Household Surroundings.

"Inartistic homes ruin our manners and morals and wreck our nervous systems," said Mrs. Herbert Nelson Curtis of New York, who is earning her living by teaching people how to make their homes beautiful. "Fussy, nervous-looking rooms make fussy, nervous people; gloomy rooms make gloomy people, and vulgar rooms make vulgar people.

"It used to be in my copybook that 'evil associations corrupt good manners,' but I maintain that primarily it is evil surroundings that corrupt good manners. In his essay 'On Going to Church,' Bernard Shaw says that all the vulgarity, savagery and bad blood that have marred his literary work were laid upon him in the ugly church where he was forced to sit and listen to sermons when he was a boy. The letters and autobiographies of great men are full of such confessions. If we only knew it, I am thoroly convinced that half the people who are suffering similarly from bad blood, vulgarity and savagery are doing it from a similar cause."

During the Russo-Japanese war dogs were found to be of great value in the ambulance corps, and a number of them were presented with the Red Cross badge in the form of tiny blankets decorated with the characteristic cross. The dog ambulance corps made an excellent record for itself in Manchuria, where its members rescued hundreds of wounded soldiers.

Lord Inverclyde's will was holegraphic and brief. It reads: "30 Jamaica street, Glasgow, March 30, 1901.—I leave everything I possess of every description to my wife, the Right Honorable Mary Baroness Inverclyde, and I appoint her my executrix.—Inverclyde.

OLD STYLES RETURNING

Eighteenth Century Styles in Furniture to Replace Modern Styles.

Leading foreign decorators aer being quoted as declaring that the so-called modern furniture, as interpreted at present, has had its day, and there is a reaction of sentiment in favor of a return to eighteenth-century models. There is a tendency, however, to modify their pomposity and their gilt bronze ornaments, which are considered too rich. The idea is to make them quieter and simpler.

One of the leading authorities is quoted as saying: "I am endeavoring to modify the habit of making a dining room uniform, as it is monotonous to have an apartment furnished with the traditional tables, chairs and sideboard. My idea is to make it a pleasant and comfortable room, something in the nature of an additional drawing room in the decorations, of which paintings and tapestries should play a part, and where consoles with peaceful lines may replace the sideboards."

Another authority asserts that there is evidently a tendency to react against the uses of dark wood and painted wood, as they enable manufacturers of shoddy to conceal defective workmanship. Light wood to which a natural color is left is in vogue. Gilt wood still prevails for chairs, but there are indications that marquetry furniture in Adams style is about to become fashionable.

European and American styles have never fully coincided, but each has had an effect on the other, and without doubt the tendencies above noted in Paris will have an influence on the more expensive furniture of our own manufacture. Travelers see the foreign product, and on their return home ask for similar goods, and the demand will undoubtedly be met.

GOV. FOLK'S SINCERITY

William Allen White in McClure's.

Ed Butler, the deposed Irish boss whom Folk convicted of bribery, says that Folk is insincere. And in St. Louis, among men who hold that sincerity means standing by one's friends right or wrong, one hears this said of Folk often. If Folk is fooled in a man he quits him. If a friend turns crooked he need not look to Folk for protection, no matter what the personal debt of favor or friendship may have been between them. For instance, when he was nominated for circuit attorney he was what vote-getting politicians desiring to strengthen local tickets call a "logical" candidate for circuit attorney. He was nominated thru Hawes' influence, tho not, as Butler says he was, in order to overthrow Butler. For Hawes probably was as anxious as Butler and the other men who thought they had "made" Folk to have the boodle investigations stop, long before Butler's indictment was reached; but the soft, purring, plush-covered, cork-cased little dynamo was charged with a high voltage, and not even Hawes, who pressed the button which threw on the current, could shut it off, if he had tried. A more abdominal and less ascetic politician would have paid heed to the words of his personal and political friends, would have been moved by gratitude if not by cowardice; but Folk had a curious notion that his obligation was to the people and his God, and not to the politicians, so the prosecutions went on.

The Enlarged "New England" Building As it Will Appear at the State Fair

The above illustration represents the extended building of the New England Furniture & Carpent company which visitors to the state fair will find greeting them next September.

The experience of the "New England" as an ezhibitor at the state fair in its own building has been so satisfactory that it will, the coming spring, erect an addition of the same size as the original building, with exterior as shown, and with interior divided into sections illustrating a modern, up-to-date home and its furnishings.

The extended building will be 104 feet long by 40 fet wide, with an entrance on each of the streets on which it fronts. The location is one of the most sightly and accessible on the grounds, being directly opposite the horticultural building, diagonally opposite the St. Louis exposition-Minnesota building. The grounds will be appropriately landscaped, and the whole scheme treated in the thoro-going fashion for which the "New England" is noted.

DAVID C. BELL, President. WALTER A. EGGLESTON, Secretary. JAMES B. SUTHERLAND, Treasurer.

D. C. Bell Inv'st Co.

111 SOUTH FOURTH STREET.

$1250 only for that snap at No. 1728 University ave. NE. House of eight rooms with full basement; been renting for $18. East front corner lot, 36x155. City water. You can't find a better bargain. Look it up, will sell quick.

$1375—For a six-room house, cellar and city water, at No. 2603 Grand Ave.; very fine corner lot, 41x63; all improvements in street; good place for home and store on corner; part cash.

$270 will buy the best bargain in North Minneapolis, No. 1101 Logan Ave. N.; brick 9-room house, all modern residence, well located on an east front lot, 42x126. Terms.

We have some good modern residences ranging in price from $2,500 to $6,000 for which we will consider as part payment some good vacant lots. What have you to offer?

ARE YOU GOING TO BUILD

in the spring? If so, now is the time to select your site at

LYNNHURST.

Entire east side of Lake Harriet. Building restrictions, city water, stone walks gas and electricity. Good car service seven minutes night and morning.

PHOENIX BLDG

THE E. A. CONRAD CO.

SUCCESSORS TO LANE & EDWARD CO. BOTH PHONES ROOM 513

Eighteenth Ave. S., between 34th and 35th Sts. Want best offer for east front lot, 45x123. Non-resident says must sell this at once.

$45000—Business property; rental $5,000 per year; 100-foot front, growing more valuable every day. Here is a fine investment. Look it up right away.

$11500—Fine investment, rental $192 per month. This will buy a flat building which pays over 12 per cent net above all expenses and is rented at modest prices.

$5300—Inside prospective business property, on 6th St. S., 66x55, with house.

$4500—Rental $50 per month non-resident owner instructs this to be closed out at once and we want the best offer. Two good houses with large grounds, near Chicago Ave. car line, inside of 24th St.

$50000—Might take some trade. A fine large flat building, well located, near the center of the city. Rental over $7,000 per year. A safe and lasting proposition, as the highest rental is but $30 per month. Every flat is absolutely modern with latest equipments in plumbing, etc.

$26000—Investment. Flat building. Pays $4,200 per year. A great rent producer and way inside, where rentals will hold value.

$17500—Rental $2,800 per year; flat building in fine condition and good location.

$3800—Non-resident owner says must sell at once. This 9-room house has hardwood finish and floors, open plumbing, furnace, gas. Stone walks, fine elevated lot. Sunnyside district, with good surroundings. A bargain.

FOR SALE

$4500—A rare opportunity to purchase a fine little piece of business property at a great bargain. This is situated on lower Third St., in a block where permanent and expensive improvements have been made, and where a great deal of business is being done. I am requested by the owner to offer this property for the coming week at the great sacrifice price of $4,500. Write or call me up by telephone about this property if you cannot come to see me. You are missing a bargain if you do not pick it up.

EDWARD J. O'BRIEN & CO.,

104 Oneida Block. Agent for the Owner.

$7,500 One of the biggest bargains ever offered in Minneapolis. A fine inside piece of business property on Third St. 33x165 with store and dwelling house. This property is surrounded by large business houses that cost several hundred thousand dollars. Trackage has been arranged for in the rear. We are offering this property for one week only at this price. As soon as the tracks are graded into this property, the price will be advanced to $8,500. Your investigation is solicited. Write or telephone and we will give you full information.

EDWARD J. O'BRIEN & CO.,

104 S. Fourth St. Ground Floor, Oneida Block.

STORM SASH

Don't spend Xmas without Storm Sash on your house. Buy them now and enjoy the winter in comfort. We have them in all sizes and our prices are right.

CITY SASH AND DOOR CO.

COR. THIRD AVE. SOUTH AND FOURTH ST. OPP. COURT HOUSE.

East Side Bargains.

$4400—Handsome eleven-room house, all modern except heat, bathroom on each floor; cemented basement. An elegant place; No. 1839 Filmore St.

$2700—Beautiful cottage of seven rooms, No. 2623 Central Ave. This is modern except heat, having full basement and both gas and electricity.

$2650—Nearly modern eight-room house, No. 2410 Filmore St. House is in elegant condition, being most elegantly and artistically decorated.

$1800—New eight-room house, large lot, No. 1918 Buchanan St.

$1600—Eight-room house, No. 1056 15th Ave. S. E., in Elwell's Addition. Good condition, with city water, etc.

$1425—Eight-room house with city water, No. 2213 Madison St.

$1700—Seven-room house and beautiful large lot, No. 2726 Polk St. City water and gas.

$1500—Good seven-room house, No. 704 19th Ave. N. E.

$1500—Nice eight-room house with city water, No. 907 18½ Ave. N. E.

$1450—Eight-room house, well, cistern and basement, No. 816 18½ Ave. N. E.

$1200—Eight-room house, No. 811 27th Ave. N. E.

$1050—New six-room cottage, large lot in the trees, No. 2721 Filmore St.

$1000—Five-room house, No. 2427 Quincy St.

$1800—Seven-room house, large corner lot, No. 2301 Monroe St.

$975—Neat five-room cottage, No. 707 19th Ave. N. E.

$975—Five-room house, large lot, No. 2843 Central Ave.

$1600—Large lot with store building, No. 2014 Central Ave.

$1250—Eight-room house, hardwood finish, No. 2306 Howard St.

$1900—Eight-room house, city water and sewer up and down stairs, No. 947 25th Ave. N. E.

P. C. DEMING,

2407 Central Ave.

Corner Bargain

$250 Per Foot Front For a Fine Corner

within a few blocks of

6th Street and Nicollet Av

Ground is 66x165. A snap for some one.

T. J. Janney,

203 Oneida Bldg.

$850—A home in Washburn Park on Nicollet Ave. This is a fine cozy 4-room cottage of one story. Finished with stucco on exterior, with pine finish inside; storm sash and doors, 68-feet deep tubular well that cost $100, good cellar, fine large trees and on a beautiful lot, 50x150. Here's what you have been looking for.

$1550—A cut of $250 on former price. It must be sold this week and at this price should be gobbled up before Monday night. That 1¾ acres in Washburn Park on Minnehaha boulevard, just off Nicollet Ave., four blocks from end of car line. No. 112 Pratt St. Includes good house, 24x26, partly finished; also 800 sets of strawberries. This is an opportunity you shouldn't miss. Look the place over and see us Monday morning.

$815—Harriet Ave., between 24th and 25th Sts., east front, 40x129, above grade, street improvements all in.

$325—Bryant Ave. S., between 33rd and 34th Sts., west front, 40x129, above grade, city water and stone walk, very cheap.

$300—22nd, between 29th and 30th Aves. S, south front, 40x120. Easy terms.

$300—29th Ave. S., between 22nd and 24th Sts, east front, 37x158. Easy terms.

$300—24th St., between 29th and 30th Aves. S, south front, 40x122. Easy terms.

$300—30th Ave. S., between 22nd and and 24th Sts., east front, 40x158. Easy terms.

$250—30th Ave. S., between 28th and 29th Sts., east front, 48x157. Easy terms.

$225—28th St., corner 29th Ave., north front, 50x96½. Easy terms.

$200—28th St., between 28th and 29th Aves., north front, 57x96½. Easy terms.

$275—29th Ave. S., corner 28th St., east front, 48x157. Easy terms.

YALE REALTY CO. 206 Fourth St. South.

822 7th STREET S. E.

NINE-ROOM HOUSE.

LOT 55x85.

Fine location. Must be sold at once. Make offer

LEWIS W. CAMPBELL Pillsbury Bldg

The Edmund G. Walton Agency

300Hennepin Avenue.

Lake of the Isles bargain. 2102 Lake of the Isles boulevard, east front, 10-room house, modern, gas lights, hot water heat, hardwood floors thruout, good barn with watchman's room. Price **$7000.** Lot 100x125 feet.

$1400—3216 Aldrich av S. Fine little house of five rooms. Has good well, cistern, well screens and storm windows. Barn, stone walks and city water in street, fine shade trees.

$2500—2115 Irving av N. House of eight rooms in the best residential section of North Minneapolis. There is city water and gas in the house, hardwood floor in sitting room. It is back plastered and consequently very warm. All improvements are in the street. Fine shade trees in yard.

$600 each; three of the cheapest lots in Calhoun Park. Holmes av, between 32d and 33d sts; west fronts.

$150—Fine west front lot on Bryant av N, between 33d and 34th sts. Fourth lot north of 33d.

CROCKETT & CROWELL'S ADDITION

Lots are now for sale—47th and Nicollet; lots surveyed; title insurance; buy now; easy terms; 43x130.

315 Bank of Commerce Bldg.