

THE PRESENT MARKET FAVORABLE FOR GOOD INVESTMENTS

NEW JOBBING DISTRICT FOR NORTH SIDE

Syndicate of Business Men Buys Property Between Tracks and Seventh Avenue, and Third and Fourth Streets—District Destined to Become Important as Implement Center and Home of Wholesale Houses.

PROPERTY north of the railway tracks, and lying between Third and Fourth streets, which appears to have been dead to all value for many years, has suddenly wakened into importance. A new wholesale district, or an extension of the First Avenue N. jobbing center, is to be made as far north as Seventh Avenue. The purchases of land which have been made recently for business purposes, have started things moving in the district, and a section of the city which has been devoted to shacks and tenement houses will, in the future, become part of the active business and manufacturing center of the city.

Interest similar to those which wakened up the wholesale center north of Second Avenue N. have been at work above the railroad tracks and have shown the same energy in preparing to rebuild that section that they evinced when the John C. Johnson, the Nott company, the Hurty-Simmons company, the Commercial building, and others, were secured for the end of the city which lies between Hennepin and the Great Northern and St. Louis main lines.

Since early in February W. Heffelfinger, A. M. Geesaman, H. P. Watson and W. S. Jones have been picking up property north of the tracks, between Third and Fourth streets, and Fifth and Seventh avenues. They believe that this property is going to be part of the future jobbing and manufacturing district of Minneapolis.

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First street is now practically covered with buildings from the tracks to Tenth Avenue N. Second street is taken up with railroads, so there is no chance for trackage warehouses on that street, and, as mentioned before, Washington Avenue, north of the tracks, will soon be covered with implement storage and distributing houses.

Along this street is some of the best trackage property in Minneapolis, bordering as it does on the Soo road on one side and the combination tracks of the Great Northern and Burlington roads on the other side.

As Mr. Boardman says, he has the only trackage where an eastern and a western line can be operated without switching charges. This plot of land, which extends from Fifth Avenue to Tenth Avenue between Washington and Third street, is now only partially occupied by permanent buildings. But a few years promise to see all this trackage absorbed by the business necessities of a 400,000 city, and this increased population is estimated to be but a few years away.

The La Crosse Implement company's

it took the Commercial club three or four months to show Butler Brothers, the mammoth Chicago supply house, to the merchants only, that Minneapolis was really the strongest jobbing center of the northwest, and the necessary location for their northwestern branch.

Good for Investment. W. S. Jones, upon interview, said that he felt that Minneapolis property was good enough to hold back until the hard-earned dollars secured from the operation and sale of the Improvement Bulletin. He believes that Minneapolis is just in its infancy, and few persons seem better fitted to grasp the situation than Mr. Jones, after years of experience and observation, and close relations with business men of the twin cities and the country as a whole. He says that he is not a land expert, but that if extra business houses mean extra land values that he knows his money is safe and will bring income and profit.

Adolph Herder, who owns property farther north, at the corners of Ninth Avenue, Third and Fourth streets, has a trackage plan that he wants to work up, and which appears to business men to be a reasonable one.

Mr. Herder has interviewed Mr. Heffelfinger regarding the syndicate tract and ago scheme and reported that he and his associates would welcome a track proposition, and that he saw no reason why such a track could not be secured.

Good Only for Business. Little traveling is done on Fifth, Sixth and Seventh avenues N. between Third and Fourth streets, and after the Boardman syndicate plan is developed there is expected to be little travel done except for commercial purposes.

Mr. Heffelfinger promised Mr. Herder that he would assist him in every way to secure the necessary trackage and that he hoped to have the co-operation of the Burlington and Great Northern roads.

It will be seen that Minneapolis will undoubtedly have a fine business district between the Great Northern

their homes. Property that was bought with the intention of improving and building had to be held back until the roads were put in a passable condition. It is understood that the owners of that piece of property on Lake street from Thirty-fourth Avenue to Forty-second Avenue are now waiting for the razing of the cars before having the largest auction sale of lots that has ever occurred in the northwest.

Building Activity. Building news for the week is condensed by the Improvement Bulletin following interesting paragraphs: Nine houses are now in process of erection, and six more are being planned for.

Ernest Kennedy, architect, is preparing plans for a residence to be erected on Mount Curve from 81st and 82nd streets. The house will be of native blue limestone, cut and dressed, two-story, attic, and containing a full roof, hardwood interior finish, hard wall plaster, mantels, baths, laundry, electric wiring, hardwood floor, hot water heat, storm sash, hot water heating. Cost, \$11,000.

Charles Sedgwick, architect, is preparing plans for a modern two-story frame residence on Northfield, Minn., for S. L. Maudslott, Cost, \$8,000. It is a two-story frame residence for Howard S. Wilson in Cottage 1137. It will be a two-story frame residence with modern plumbing, gas, hot water heating, and a concrete foundation. Cost, \$2,500.

Ernest Kennedy, architect, is preparing plans for a two-story frame residence at Hillingdale, Minn., for J. H. Johnson. It will be a two-story frame residence with modern plumbing, gas, hot water heating, and a concrete foundation. Cost, \$2,500.

W. C. Whitney, architect, has plans for a frame barn and garage for St. J. Yelle 1420 1/2 Ave. S. It will be a two-story frame residence with modern plumbing, gas, hot water heating, and a concrete foundation. Cost, \$2,500.

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FOR SALE—SOME EXCEPTIONABLE GOOD BARGAINS ON INSIDE BUSINESS PROPERTY

\$66000 For 66 feet within 200 feet of the Glass Block, probably the most desirable unimproved piece of property in the City of Minneapolis. A four-story building on this property for doctors and dentists would pay a rental of \$25,000.

\$25000 For a fine three-story brick building, well located and well rented, with splendid prospects for immediate increase in value. Now paying over 8 per cent net.

\$22500 For a four-story brick block, well located, suitable for any class of business, with elevator, possession if desired June 1st. The building probably cost \$20,000, the land estimate by conservative people is \$16,000. A fine opportunity for a business house or any party desiring a safe investment.

\$325 A foot for a large lot on 6th street, near 3d Avenue. This is very cheap and has a good future.

\$350 A foot for a fine inside business corner suitable for any line of business. Terms to suit.

\$900 A foot for a fine piece of property opposite the new Security Bank Building on Second Avenue S. Terms to suit. Probably the best vacated piece of property in the City of Minneapolis.

\$300 A foot for 66 feet within two blocks of postoffice, excavated and ready for building. Terms to suit.

\$100 A foot for a fine corner near the West Hotel, within a couple of blocks of the large warehouse of Butler Brothers and one block from the new warehouse of Wyman Partridge. Excavated and ready for immediate use. Terms on this property very easy.

\$200 A foot for 300 feet for the best trackage property in the city; great bargain; all on time to anybody that will build.

\$6500 A fine bargain on 3d St. S. property sure to increase rapidly, trackage in the rear, frame store and house on this property.

\$3500 A snap on a little piece of business property, well rented and paying a good investment on the money.

\$5500 A first-class business corner, improved with store and flat, well rented, entirely safe investment.

\$6500 For Sale, one of the most complete homes in the City of Minneapolis, all modern, electric light and gas, hot air and water, good stable, shade trees, east front. Exceptionable good bargain in every way. Terms to suit.

The above properties are a few of the very desirable properties held by this office. If you wish to invest money safely in property in Minneapolis now is the time. We have had twenty-two years' experience in the Real Estate business. Correspondence solicited. We are in the market for inside business property and bargains at all times. If you have anything you wish to turn into money quickly see us.

THEODORE WETMORE & CO. 104 FOURTH ST. S. Ground Floor Onelda Building.

WALTON PARK

Walton Park is going to have an auction. Just when this auction will be a little undecided, but it will have place within the next few of three weeks. Since Mr. Walton has made his arrangements with the Minneapolis Street Car company to extend the Cedar and Emerson car up Fremont Avenue to Thirty-sixth street, so many inquiries have been coming in for lots, that the time seems ripe for a great, big jolly party. The sale will open on Saturday afternoon with music, and with a great big distribution of valuable presents, such as gold-lined silver tea sets, big china vases, gold watches, a few pianos, a few pearl opera glasses, etc.

These Good Paying Investments Must Be Sold to

CLOSE AN ESTATE

\$10000—1801-1803-1805-1807 Fifth av S and 505-507 E 16th st; 100x145 to 14-ft. alley. This property has three double houses arranged for two families each. Annual rentals over \$1,500. No. 32.

\$15000—33-35-37-39 Aldrich av between Laurel and Hawthorn flats each; parquet floors, new up-to-date plumbing, gas, screens, arm sash, fine lawn, large back yards, everything in fine condition; annual rental \$1,850. No. 37.

CHADBOURN & BRADEN 17 SOUTH 4TH STREET

BUY A LOT NOW

\$135 \$190 \$200 \$225 or \$300 VERY EASY TERMS

WHILE THEY ARE CHEAP Fine Lots will be located on 84th and 35th Streets and 21st and 22nd Avenues South.

We Want to Help You to Get a Home

Call on JANNEY 203 Onelda Bldg.

10-ACRE TRACTS

Within two miles of the city on the BEAUTIFUL MISSISSIPPI RIVER

Only \$200 per acre and the land is fine; best of soil, no waste. Get in early on this deal and secure a fine suburban home and raise chickens, garden truck, anything you please.

Don't miss this make you long to get out where you can be independent. Call at office for particulars. We remove June 1st to our new offices, Nos. 214-218 Security Bank Building.

J. SCHUTT & SON, Exclusive Agents 340 TEMPLE COURT.

Hill & Garwood, 617 Guaranty Bldg.

\$750—Lot on Humboldt av S, inside of 34th.

\$750—East front lot, Holmes av near 33d.

\$1000—East front lot on Knox av near 31st.

\$1000—East front lot, Irving av near 32d.

\$1000—West front lot, Irving av near 33d.

\$700 for six-room house at 2607 10th av N. Easy terms if desired.

\$900—Lot on Aldrich av S near 25th.

\$550—Lot on Girard av S near Lake.

FOR RENT

Three new modern, up-to-date houses—containing hot water, gas ranges, gas water heaters, sideboards, open flambing and large butler's pantries. Spacious east front lots. Ideal homes for particular people. Nos. 2516, 2520, 2524 Clinton Avenue. Built by The Fred C. Hoyt Building Company. Open Sundays from 2 to 5 p.m., and all day week days.

Fred C. Hoyt T. C. PHONE 7223.

An Easy Way to Make \$10.00

Recognizing how hard it is for many people to find their voca-

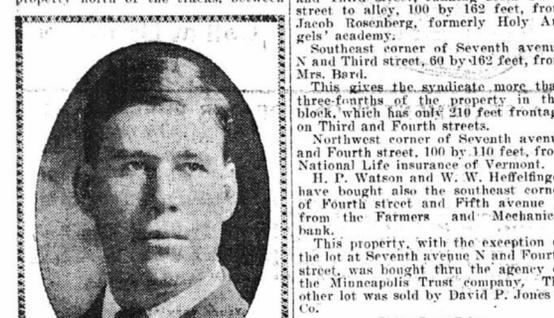
tion, and knowing how many people need \$10.00 we have decided to open up a new Avenue to Wealth. Anyone sending us the name of an individual who they think would buy a lot in Walton Park

will receive our cheque for \$10.00 if we succeed in making sale. We will publish all sales made.

You send us the name and address. We do the rest.

To Edmund G. Walton Agency, 114 South Fourth Street. Write Mr. Hinkley, address

Name Address would buy a lot in Walton Park.



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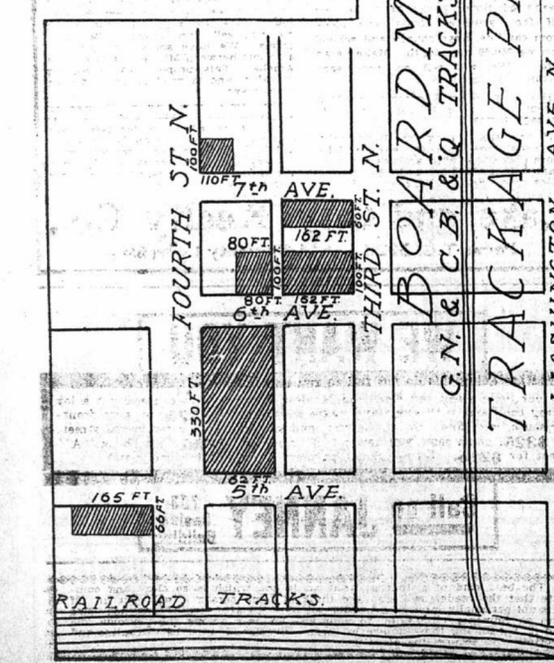
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WILL AUCTION LAND

Minneapolis Firm Secures Tract in Michigan to Sell at a Bargain. The Franklin Benner Land company has just bought 6,000 acres of farm lands in Michigan near Newberry and Dollarville, and is preparing to sell it off on a novel plan. Beginning this month, a date to be named by the company, will auction this land in Minneapolis in blocks of 20, 100, 320 and 640 acres, at 25 cents an acre down, 75 cents an acre after examination of the land and 10 cents an acre a month.

Much of the land is covered with sugarmaple, birch, beech, white pine, hemlock and spruce forests. Some have cedar, the best and telegraph pole timber, balsam as well as spruce pulpwood. The land is good for raising fruit, vegetables, celery and farm products. Flowing wells of soft water can be secured at 100 feet.

The lands are on the Duluth, South Shore & Atlantic mainline, sixty miles west of the Soo and near Marquette.

WAITING FOR THE BRIDGE

Big Real-Estate Sale is Promised for June. The Lake street bridge is fast nearing completion. It is doubtful, however, whether cars will be running across the bridge this month. Lake street, from Minnehaha Avenue, is in a fearful condition, making it impossible for people either to drive or walk, but the street railway company has agreed to macadamize Lake street as soon as the cars are running and their track is laid, and it is possible that within a month or five weeks from today this beautiful thoroughfare will be in perfect condition and we shall see the interurban cars running on schedule time.

The macadamization of the bridge builders has been a sore trial to people living in this location. Men living near Fortieth Avenue S. and Lake street find it almost impossible to go to and from

Business Lots For Sale

\$450 per front foot, 66x157 to alley, at 219-221-223 3d St. S.

\$175 per front foot, 132x165 feet, corner 6th av S and 4th st.

\$250 per front foot, 66x157 to alley, 4th st. next to Chamber of Commerce.

\$200 per front foot, 66x165 feet, at 413 6th St. S.

W. P. MEALEY, 413 Bank of Commerce.

The regular monthly luncheon meeting of the Minneapolis Real Estate Association will be held at 12:15 p.m., May 9, at the Hotel Nicolet. Matters of special interest are to be taken up and a full attendance is expected. The meetings of the board of the Real Estate Association have been large and practically the entire firm membership has been represented.

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