

IN THE REAL ESTATE MARKET

THE Edmund G. Walton AGENCY

114 South Fourth Street.

\$100—Ten per cent discount for cash. SPECIAL—Lot 40x126 feet on alley on Morgan av six lots north of 33d av N. The 20th avenue N car is just three short blocks away. Morgan av will be graded this summer. The lot is a beauty and my Sunday specialty.

NOTICE—Somewhere in my Sunday ad is always a special bargain—often a lot offered at less than cost to me. I do it to attract weekly attention to my ads. Some of my old customers gobble up these temptations regularly and they always make money. So do I, because my ads must be read to make me any money.

\$60—Look at this little one. Corner lot, 12th av S and 43d st. Lot 36, block 4, Bloomington Park. 36x133 feet. A good lot. Go and look at it. The Eighth av car is only four short blocks away.

SEVEN OAKS—We hold our usual Sunday afternoon reception on this estate, corner 42d av S and Lake st, and shall be glad to welcome you. The lots are selling well. Since last Saturday we have sold 56 lots, and everyone is well satisfied. Prices average \$250 for 40-foot lots on easy terms, and with every possible good thing headed that way prices should advance rapidly. Take Selby-Lake street Interurban car.

\$1050—SPECIAL FOR MONDAY. House, 2817 Ninth street S. Two-story house of nine rooms. Two staircases, occupied by two families. City water upstairs and down. A wonderful bargain. Terms \$300 down, \$100 every six months. Painted last year.

\$625—Good little house of four rooms, No. 4519 Pillsbury av. Lot 40x132 feet. Take Washburn Park car.

\$2000—I really want to sell this house at once and it is a bargain. You know where Powderhorn Park is. This house faces east. Has eight rooms, and on the lot is a barn and chicken house. Will you kindly step around and look at this pretty home?

\$225—I hate to see someone just pick money off the sidewalk, but this is just that kind of a find. Lot 48x127 feet, one foot above grade, facing east on Ilion av just above Glen Gale Park, inside Twenty-sixth av N. Terms to suit.

\$950—Three lots containing a total area of one-half acre, worth \$750, and good little house and barn. Corner Thirty-third st and Thirty-third av S. Take Minnehaha car.

\$3800—Very fine modern 10-room house, could hardly be duplicated under \$6,500. House has hot air furnace, is lighted by electricity, finished in polished woods, and is altogether a great bargain. No. 2827 Lyndale av N.

\$2900—634 Van Buren st NE, Duplex house of 19 rooms, finished in oak throughout; built only two years ago. It is very cheap. Modern improvements. Arranged for two families.

TO EXCHANGE—2717 Penn av N, a most valuable eight-room house. Would pay some more money for a larger house in Oak Lake or Oak Park. Owner lives on premises.

\$500—Lot 8, block 23, Bottineau's Second Addition, 69x165 feet on Third st NE, between 15th and 16th av NE, west front. We will sell one-half of this lot for \$250 on easy terms, or advance money to help build. Anyway we want to sell.

\$175—Lot 3, block 2, Croppan's Addition. This lot is 48x147 feet, with sidewalk, on 15th av N between Girard and Irving. Take Plymouth av car. Will sell for \$15 down and \$5 a month.

\$250—40x120 feet on Buchanan st NE between Summer and Broadway. \$10 down and \$5 a month will buy this handsome lot.

\$160—Lot on Fourth av N, between Dupont and Emerson, 25x30 feet, facing south. A good little lot. Take Western av car.

\$500—Lot 1, block 5, Jewett's Addition, 50x148 feet on middle of the block. \$25.00 down and \$10.00 a month takes this.

\$120—40x120 feet on 32d av N, between Aldrich and Colfax. City water in.

\$100—30x100 on Ninth st, between 28th and 29th av S. A great bargain. Will sell for \$10.00 down and \$5.00 a month. I have two lots at this price—just one-fourth of what others ask.

BUY A LOT NOW WHILE THEY ARE CHEAP

\$135 \$190 \$200

VERY EASY TERMS.

Fine lots located on 34th and 35th streets and 21st and 22nd avenues south. Agent on ground Sundays 9 a. m. to 1 p. m., or

CALL ON JANNEY, 203 Oneida Building.

CALHOUN PARK

\$750 for east front lot on Holmes av near 33d st. Improvements in street.
\$750 for west front lot on Humboldt av near 34th st. Near the lake.
\$1000 for choice lot on Irving av S near 32d. This is a snap. Don't miss it.

NOTICE—A new dwelling, never been occupied; on Calhoun boulevard, overlooking the whole lake. Located on the hill near 31st st. Don't fail to see it today.

HILL & GARWOOD, 617 Guaranty Bldg.

T. A. JAMIESON

Real Estate, Rentals, Mortgage Loan & Fire Insurance

205 ANDRUS BUILDING

\$3000—St. Anthony Park, 7-room all modern cottage, artistically finished.

\$5600—Lake Harriet, Upton av, two cottages, 7 and 5 rooms, nearly new, all modern, hot water heat. Lot 56x172. Delightful locality.

\$2800—23d av near 5th st N. 7-room all modern cottage on a 60-foot lot. Best snap in North Minneapolis.

\$3000—Lyndale av S, nearly new cottage of seven rooms, east front, a splendid little home.

\$4500—64 1/2 feet on Lake st and 5th av, with two-story brick house on one side of lot, renting for \$360 a year. Snap.

\$700—New eight-room all modern house, 3d av near 27th st, beautifully finished, built-in sideboard, bookcases and seats.

We have two beautiful homes on Lowry Hill, one for \$15,000 and one for \$18,000. We will give full information to interested purchasers.

\$6500—Two-family house, modern except bath, hardwood finish throughout, seven rooms on each floor; first floor rents for \$31 a month; second floor will rent for \$28. 11th av inside 27th st.

\$12000—Three-story brick, business block with flats on upper floors, owned by an eastern client who is anxious to sell. Rent can easily be increased 20 per cent by minor repairs; always rented. Western near Hennepin av.

\$4500—Vacant lot, 100x135, one of the best and cheapest double corners on Lowry Hill; east front.

\$3300—Vacant lot, 71x165, Blaisdell av near Franklin. Adjoining 71 feet sold for \$5,000. This is a snap.

Thousands of transactions are made daily thru The Journal's want pages. They range from office boy to general manager, from second hand cameras to country estates. No matter what kind of a transaction you wish to effect there is assistance to be found in the judicious use of Journal want ads. Tell your proposition at reasonable length and the right person will answer.

An attractive ad, full of information, placed in one paper will command more attention than a short and vague ad placed in every paper in Minneapolis. It will cost less. If your ad is in the want columns of The Journal it will be seen and answered.

STRANGER TELLS WHY MINNEAPOLIS GROWS

Location Is Favorable for Great Trade Center Like St. Louis, and People Are Beginning to Invest Their Own Money in Home Enterprises—Tonka to Be Fine Residence Suburb.

FRESH ideas regarding Minneapolis and its real estate from fresh sources always prove interesting and generally profitable reading to the citizens of the commercial citadel of the northwest. Whatever the people may think of the city, opinion expressed by visitors and by transient business men is generally corroborative as to the promising future of Minneapolis.

While the people who go to make up the population of Minneapolis still seem blind, to a large extent, to the possibilities that lie in the path of the young metropolis, the city makes strides forward in population and in business lines, outsiders see with clear vision, especially those who visit the city at frequent intervals. They note at once conditions which seem to escape the eye of those who are living in the midst of the events which are contributing to the permanence of Minneapolis growth.

Better Times Ahead.

"Your city is right on the threshold of great things and you do not seem to appreciate it," said a business man last week who comes to Minneapolis only occasionally, but whose interests in the city have been closely linked with the history of Minneapolis for thirty or more years.

"St. Louis has been built up to a population of about 800,000 by the trade which it has with the southwest as far as Texas. Minneapolis has the same relations to the northwest and has a territory clear to the coast which I believe will build up another St. Louis in the north. With Chicago they will be the three great trade centers of the west.

People Are Backward.

"Some way or another the people here still look at Minneapolis as they did twenty-five years ago, while the city is really passing from the country town stage with its provincial ideas and customs. If they would but look at the changes going on all around they would see the advances Minneapolis is making and the threshold of greatness on which it already trembles.

"What makes wealth for a city is local investment of local wealth. Where the investments are largely on the outside the income is being drawn out by the millions and is distributed in other places. When the income inures direct to the citizens themselves values increase rapidly and the city becomes wealthy. It is an unfortunate thing for a city to have heavy investments from the outside when a financial squeeze comes. The city says, 'We must draw out our money as fast as we can,' and that makes low values and a condition which existed in Minneapolis at the time the boom was passing.

Good Effect of Boom.

"The end of the boom was a good thing for Minneapolis. You are beginning to reap the results now. The collapse resulted in the beginning of a paying off of the indebtedness to eastern or outside capitalists, and the city is getting now where it is, in its own hands.

"When Minneapolis is self-owned, there will be the greatest increase in property values. One man will say that his property is worth so much more than it was. His neighbor will say that it is worth so much more, and in that way a property advance goes on until a normal value is reached.

Westward, ...!

"One of the changes in Minneapolis is the westward movement. The lake has lost its wildness. The transformation is inevitable. If you will take the trouble to investigate you will find that all of the large cities build westward, if there be no barrier. The city which has built in Philadelphia, and all thru the list of the large cities you will find that the movement is westward. Just so in Minneapolis, and Lake Superior is the west is now become thru this growth a residence suburb of Minneapolis. In time you will find that around St. Louis Park, and between industrial plants will be created and a manufacturing center built up. The lake district property will be built up with residences. Now the houses at the lake are being constructed on a year round. As the city increases in wealth you will find that the people will continue to build for themselves finer homes, such as are now going up at the lake.

"When Sir Charles Gibson began to build his mansion, called Northome, near Deephaven, the people at Excelsior and around the lake thought it was to be a hotel. They could not understand that a gentleman would want or could have a private home of such size at the lake. They thought later that it was really a home. Now Northome would be but a cabin compared with some of the houses that are going up at the lake.

Minneapolisians Are Travelers.

"In April, May and June, and in September, October and November, no place on earth is more popular than Minneapolis. Minneapolis people are great people to travel. I don't know of any place in the country where the people are away from home so much as in Minneapolis. Minneapolis is going to be the place for them to build their homes. They will occupy their homes at the two seasons in the year when the lake is at its best. In the summer they may travel in Europe and in the winter take the Mediterranean, West Indies or California tour, but they can return with pleasure to their lake homes between times.

"It is to be the natural outcome of the growth of the city's wealth that the people will create a new class of homes, which will be magnificent estates. They will want them and the residences are going to match the homes of other cities for magnificence and comfort, and I think you will find that the two cities, which are one trade center, will build westward and that the people will live largely in the suburbs."

Real Estate Colony.

A colony of real estate men has been formed in the new Security bank building. Among the tenants of the building are several agents who make a general business of real estate, or who devote their time to handling their own properties. The David C. Bell Investment company is the agent for the building and occupies rooms on the second floor. Other real estate men are

Thompson Brothers, who formerly occupied the basement offices in the Building of Commerce building; Julius Schutt & Son, from Temple Court; S. T. McKnight from the Lumber Exchange; C. C. Taylor, from the Phoenix building; O. T. Houston, R. W. Harris, Herbert F. Williams, W. L. Wolford, American Real Estate company of New York, Wells-Dickey company, handling lands, and the American Suburban company, handling Minnetonka property.

NEW ADDITION PLANNED

Thompson Brothers Will Improve Tract by Building Houses.

Another move is being made by Thompson Brothers, representing the Girard investment, which will contribute to the backbone of Minneapolis citizenship by providing good homes in a good district for wage earners, and for the middle class. The Girard investment company has already built thirty-two houses of this class in 1905, and about 200 in previous years.

The new investment made by Thompson Brothers is a 10-acre tract lying between Bloomington and Seventeenth avenues and Thirty-fourth and Thirty-fifth streets. It is divided into sixty lots and on these lots the firm will build at least fifteen houses this season. Already eighteen lots have been sold.

The Thompson method of sale is similar to that employed elsewhere. Lots averaging in value from \$800 to \$850, are to be sold \$50 down and monthly payments. The lots are sold with sidewalk, gas and water connections, and the cost of the lot is three feet above the street level and are sightly.

The houses will be modern, without heat, and will average in cost from \$800 to \$850. The monthly payment required will be 20 per cent of the value, with monthly payments graduated to the original payment. An advance of \$50 a month is announced for the first lot, and the cost of the lot is to be a price corresponding to prevailing values.

WILL BUILD APARTMENTS

T. F. Curtis Plans Improvement for Tenth Street Property.

T. F. Curtis will build an apartment house, similar in arrangement to Curtis court on Tenth street, on the lots at the northwest corner of Tenth street and Avenue S, which he has just bought in partnership with Lester Patterson from David P. Jones & Co., agents for the trustees of the Dlevi L. Cook estate. The estimated cost is \$250,000, while Curtis court cost \$180,000. Mr. Curtis will draw the plans, which will be somewhat different from that of the other building.

The new apartments will be made up of two and three-room suites with kitchenettes. They will be first-class and the building itself will be fireproof. The estimated cost of the building will be about \$300,000. It is expected that the building will be completed in the fall. The demand will be more than can be accommodated, and every apartment will be rented when the building is completed.

As in the case of the other building, the house will have an office and central lounge room, with hotel service for the guests.

The new building will have two floors. On Tenth street the width will be 110 feet with a depth of 220 feet on Fifth avenue.

MEHLIN BUILDING CHANGES

Famous Factory Property Is Sold for \$30,000 to the Levins.

One apparent result of the cleaning up of Main street, which formerly was East Side, is the sale of the Mehlman Piano company building at Bank and Main streets. This structure is considered one of the best woodworkings in the city. The building has a covered road to travel of late years, so far as steady occupancy is concerned. It has been transferred by the Chute Brothers company, which built the building, to the Levins, present occupants, for \$38,000. The property is known as lots 13-24, block 1, subdivision of grounds between First, Main and Second streets.

The five-story brick structure is 'L' shaped. It has a frontage of 100 feet on Main and 100 on Bank street. The other four sides of the building measure fifty feet each. The inside construction is mill, with good equipment for hanging machinery. The engine and engine room are first-class.

The Mehlman building was erected about 1890. It was occupied as a piano factory until the company moved to Fairbault. The Minneapolis Chair Manufacturing company was the next manufacturing tenant. The receiver used it later for a warehouse and then the Levin Brothers took it.

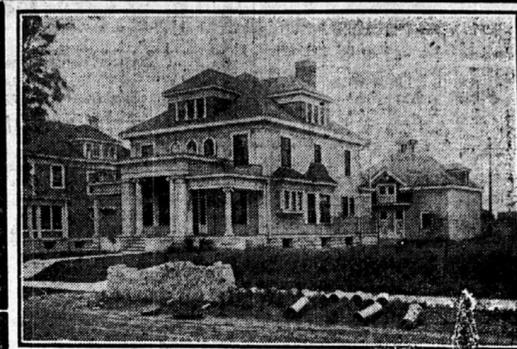
Periods of long disuse intervened between the times of occupancy and the ownership was somewhat unprofitable. The property has partaken of the benefits of the rejuvenation of values on the East Side, and the neighborhood of Main street, and the purchase is considered evidence of its value. A large lumber yard and trackage facilities across the street add to the utility of the property, as well as the second-story entrance on the Prince street side.

OUTSIDERS GET CONTRACT

Hurty-Simmons Building Designed and Built by Non-Residents.

An unusual circumstance in connection with the construction of the Hurty-Simmons building is the fact that the general contract, exclusive of excavating, has gone to an outside contracting firm. In the case of the First National bank, the architect work has been done by foreign talent.

The Woster Construction company of St. Louis will build the structure and Tracy & Stewart of New York are the architects. While the position of Minneapolis capital which lets work outside is possibly acceptable generally, owing to the willingness to see innova-



\$12,000

1808 Knox av S. THIS BEAUTIFUL HOME of eleven rooms on east front 87-foot lot. Most new, best of finish, beautiful decorations, location right, stable, correctly appointed for carriages and coachman, house is complete in every detail. We can make terms on this, or will consider a smaller house in part payment.

H. F. WILLIAMS & CO.

840 Security Bldg. N. W. PHONE—M-2413

REAL ESTATE LOANS RENTALS INSURANCE INVESTMENTS

LOWRY HILL LOTS AT AUCTION!

Owner having instructed us to sell his holdings on Lowry Hill, west of Hennepin avenue (about seventy lots and residence, No. 1318 West Franklin street), we will hold an auction sale at the corner of Fremont avenue S and Twenty-second street, on

Wednesday, June 20, 1906, at 2 P. M.

These lots are located in the best residence district of Minneapolis, and whether for a home or speculative purposes, should command your attention. For particulars and plat apply to

W. D. Gordon, Auctioneer **W. C. J. Hermann, Agent,**
825 Guaranty Building. 410 Phoenix Building.

dwelling at 818-816 Ninth street S to Lester Patterson and Theodore F. Curtis; northwest corner of Tenth street and Fifth avenue S, \$15,000, to Lester Patterson and T. F. Curtis; Berkeley hotel site, \$14,000, to the Security Land & Investment company.

HOW SPOKANE BOOMS

Hustling Committee Does Much in Securing Population.

E. H. Hutchinson of Spokane, who was in the twin cities yesterday, gave some information that will be of use to the Minneapolis Real Estate board in its publicity work. Spokane believes in advertising and has proved the value of its work along this line. The population has increased from 50,000 to 95,000 in the last year. A committee of 6,000 is now working to make the population 150,000.

FIGURES SHOW INCREASE

Real Estate Transfers and Building Permits Ahead of Last Year.

TRANSFERS.		BUILDING PERMITS.	
1905.	1906.	1905.	1906.
Saturday	17	Saturday	15
Sunday	17	Sunday	15
Monday	44	Monday	29
Tuesday	45	Tuesday	21
Wednesday	55	Wednesday	19
Thursday	44	Thursday	14
Friday	31	Friday	16
Total	228	Total	140

EBERTS BRICK HOUSES

Washington Yale Will Improve Thirtieth Street Lots.

Washington Yale, New York Life building, as agent, is preparing to erect nine brick dwelling houses on Thirtieth street and Yale place. The investment will be about \$300,000. O. Haldeman has the contract. The houses will have from six to seven large rooms, the usual rooms on the first floor and three bedrooms upstairs. The houses will be heated with hot air and will be modern.

HUBBES WORK ON HOTEL

Conniff Will Have New Hostelry Ready by Aug. 1.

Harry Conniff is making every effort to get the Majestic hotel ready for occupancy by Aug. 1. His manager, Clark H. Gregg, former dining car superintendent of the Denver & Rio Grande railway, was in Minneapolis last week to get the lay of the land. He expressed regret that the building ordinance would not allow the incorporation of the Eulett building on the corner, in the McQuaid building, which the Majestic hotel will occupy. In other respects he is much pleased with the situation. The hotel will have 130 rooms, 65 with bath. The plan will be European with cafe.

HOOK PABOELS SOLD

Jones Company Disposes of Three Parcels Near Business Center.

David P. Jones & Co., agents for the trustees of the Levi L. Cook estate, and who have charge of the sale and care of the estate properties, have disposed of three more parcels, in addition to the sale of the Berkeley hotel site already announced. The sales are as follows: Property and dwellings at 60-64 Twelfth street S to the Rogers Investment company; property and

\$6,500

2204 Fremont av S. Nearly finished, built by Fred Anderson; enough said. This house opens up right and the price includes your choice of decorations. Open from 2 to 5 today. The lot on the south side of this can be bought very reasonable.

\$3,000

This property is a big bargain; Colfax av S, near 28th, twelve-room house, arranged for two families, newly painted, everything in first class repair, large lot with barn. You can borrow \$2,800 on this place.

CHEAP LOTS

DON'T get excited and pay \$500 for a lot two miles the other side of town where we have a large list of lots that are splendidly located at prices from \$10 to \$500. Many of these lots have all improvements in.

FOR RENT

BEST eleven-room house in Minneapolis, 2018 Aldrich st. New, mahogany finish throughout, two bathrooms, two fireplaces, running water in bedrooms, large screened-in porch, hot water, large art work decorations. Will rent for term of years.

\$5000

FOR IMMEDIATE SALE we offer No. 314 7th av S, brick house, 10 rooms, built fifteen years; thoroughly modern, with birch and oak finish, water, sewer, gas, gas fixtures, best of plumbing, bath, combination heat, fruit and vegetable cellar, laundry, etc. Rent \$15 per month, which rent can be increased if arranged into two flats. Fine location for home or rental property. This offer will not hold later than Tuesday, June 12.

\$1000—No. 711 Lenox st SE, 5 rooms, built three years. Ground 60-foot front.

\$1500—No. 1516 3rd st NE, 7 rooms, city water in yard, barn. Full quarter acre lot, 65x115. Good property for teamster.

\$1650—No. 1832 Hillside av N, 9 rooms, brick fence arranged for two families, city water upstairs and down. Lot 65x150. Barn. This property is offered at this low price to close an estate.

\$2000—No. 2317 25th av S, 8 rooms, built 1905, city water, gas, full quarter acre lot, 65x115. Good property for teamster.

\$2300—2400 11th av S, 8 rooms, brick, corner lot, water, sewer, gas, sewer and cesspool connection. Lot 40x127.

\$2400—2541 12th av S, 8 rooms, well built; can be used by one or two families, city water. Lot 45x125.

\$2500—2317 Central av S, 6 rooms, city water, large lot. Good location.

\$2500—3625 W 44th st, south of loop of Lake Harriet car line. Six rooms, water, gas, large grounds. Desirable for chicken ranch.

\$2500—350 E 27th st, 10 rooms, arranged for two families. Water, sewer, gas upstairs and down; good location and gas interest. An investment property at \$27.50 per month. Rented. Lot 48x77; small barn.

\$2800—3359 Elliot av S, 8 rooms, modern, with furnace heat, barn; corner lot. Located one block from Powder Horn Park; one block from 8th av car line.

\$3000—2520 10th av S, 8 rooms, modern, hardwood finish, water, sewer, gas, furnace heat. East front lot, 46x127.

\$3350—2541 Bryant av S, 8 rooms, modern throughout, hardwood finish, full basement, furnace heat. Lot 65x125. Gas. This property is offered at this low price for same size lot adjoining on south.

\$3750—325 University av NE, 8 rooms and bath, modern excepting heat. Lot 65x125. Gas. This property is offered at this low price for distance. Will submit any reasonable offer.

\$4000—3582 Bryant av S, 8 rooms, modern, on two east front lots, 40x125 each, barn. Will submit any reasonable offer.

\$4200—3012 James av S, Lake Calhoun district, one block from the lake. Modern 8-room house, hardwood floors and finish, furnace heat. Lot 46x128.

The L. L. Enger Co.

120 Temple Court, Minneapolis, Minnesota, are selling inside, centrally located, business lots in Fort Frances every day. Widespread interest is centered in that great Koochiching Falls district. Business lots located like that of the Guaranty Loan, Bank of Commerce and New York Life buildings in Minneapolis, are selling now for a mere trifle, compared to what they will sell for when the first new American railroad reaches the Koochiching Falls. Just now is the time to get hold of some Fort Frances real estate. For full particulars call or write us.

THE L. L. ENGER CO.
120 Temple Court,
MINNEAPOLIS, - - - MINN.

For Sale Cheap.

One Brownell Engine, 65 H. P., good condition, very economical steam user.

One Tubular Boiler, 14 feet long, 52 inches in diameter, 48 flues, in first class condition, 65 H. P.

One Tubular Boiler, 14 feet long, 48 inches in diameter, 40 flues, 40 H. P.

One Fright Boiler, 6 feet high, 24 inches in diameter. About 5 H. P.

One Heater and Purifier, 8 feet high, 18 inches in diameter. New.

One large Return Hot Water Receiving Tank, 4 1/2 feet long, 30 inches in diameter. New, and two pumps. Damaged.

About 6,000 feet of A-1 Heating Pipe, mostly one inch.

One Fairbanks Scale, 10 ton capacity. New.

One safe, 3 1/2x2 3/4x2 3/4 feet high.

One Smith Premier Typewriter, No. 6, 18-inch garage; perfect condition.

Nickels & Smith

311 Nicollet Avenue

BUSINESS LOT

66x165

413 South Sixth Street

Next the Women's Boarding Home.

BARGAIN

W. P. MEALEY 413 Bank of Commerce.

Anchor Silver Plate Co.

Water & Water Sts., West Side, St. Paul. Call for particulars at No. 168 S. Wabasha St.