IN THE REAL ESTATE MARKET

Tabour Realty Company

Real Estate, Loans, Rentals, Insurance

410 First Avenue South

$5000—This is a beautiful new home close to Calhoun, facing east; contains nine or ten rooms, finished in hardwoods, all hardwood floors, mantel, sideboard, the finest plumbing, expensive hardware, full basement with laundry, and the best of hot water heating plants, and finely fitted bathroom. It is a most complete home, never occupied, with stone walks and steps; screens and storm sash; fairly good terms if desired.

$1000—50x155—a perfect lot in Lake of the Isles, overlooking the lake, all improvements except sewer. It is a bargain if taken at once.

$850—Here is a bargain in a little home of six rooms, in nice condition, near Snelling av and 22d st; city water and stone walks paid for; a decided bargain if you act at once.

$400—45x125, a perfect east front lot on Oakland av near 28th st; all improvements except sewer.

$750—46x128, facing east on Fremont at 31st st, all improvements except sewer.

$375—45x128, facing east on Dupont inside of Lake st, all improvements except sewer; a big bargain.

LOWRY HILL—We are headquarters for this, the finest residence property in the city. We have several beautiful corners on Mt. Curve. We call attention particularly to Mt. Curve and James—100x135. We can quote prices from $2,000 upwards. Before you make your selection see what we can do for you.

$550—Another bargain, 45x124, facing east on Pleasant av between 31st and 32d sts; all improvements, including sewer.

$225—40x126, on Penn av between 32d and 33d avs N; they lie perfect, with city water, stone walks and fine trees; one-half block from car. They are certainly cheap. Can probably make good terms.

$640—A large lot facing 100 feet on Arthur av close to University av; city water, stone walks, trees, and a great bargain.

$400—40x128, perfect lot, on Grand av inside of 35th st.

$975—48x135; perfect lots on Garfield near 25th st; all street improvements; very easy terms if desired.

$4750—A GENUINE BARGAIN in an up-to-date home containing ten rooms, finely finished in hard woods, open plumbing, best of heating plants, hardwood floors, mantel, sideboard, bookcases, lighting fixtures, icebox, grounds are enclosed; between Lyndale and Hennepin inside of 27th st.

COME to LYNNHURST

The Ideal Location for Your Home. The Lake, the Parkways, the Beautiful Surroundings, the City Improvements (city water, gas, electric light, stone walks and good car service), the Country Air, are all combined for your comfort. Then, too, the large lots and suitable building restrictions add to the attractiveness of Lynnhurst.

Reasonable Terms and a low rate of interest if you desire.

Call or write for Plat and Price Lists.

D. C. BELL INV'ST CO.

SECURITY BANK BUILDING.

SYNDICATE PLANNED TO FURNISH SITES

Business Men Propose to Form Holding Company to Facilitate Supplying New Concerns with Locations for Wholesale or Manufacturing Property, and to Construct Suitable Buildings—Glad Hand to Everybody.

Provision of sites and building accommodations for new business institutions is becoming a public necessity in Minneapolis. Such a serious matter has the scarcity of sites become and the inability to get buildings already standing for immediate occupancy for the new industries that are constantly crowding in on the city, that a movement is reported on foot to syndicate a lot of business properties and to provide means for the erection of suitable buildings.

Whatever may be the cause of the present situation, it is one of the hardest things in the world to get a suitable site for the new companies that are intending to establish houses in Minneapolis. A difficult situation was overcome the other day by W. B. Fiske, who bought a brick building and moved it onto his own property to provide housing for a good tenant. That was a bit of quick work that can't be done every day.

Two Hard Propositions.

In the first place, it seems hard to get propertyholders to sell property at a reasonable price; in the second place, it seems hard to get local monied men to put up buildings on a reasonable rental basis. This is not the absolute rule, but new concerns get the impression that they must break into town with a sledgehammer.

Only lately one of the new concerns in the city is said to have been almost driven to St. Paul for a building site, because the property owner, or his representative, quibbled so that the firm lost its nerve and was almost ready to leave town, when a real estate agent discovered the predicament and was loyal enough to the city to make a satisfactory deal and retain the firm.

Unity Is Wanted.

Lack of unanimity between the real estate men is said to be one cause of the trouble. A new firm has to look over all the real estate offices to get a good idea of what can be obtained here in the way of land or buildings. Then it has to do a lot of fine diplomatic work to get any sort of an option on the property. At least this is the way the difficulty has been stated by some of the business firms that intend to locate in Minneapolis.

One way out of the situation has been found in the employment of outside real estate men to do the purchasing. The best solution, however, is the suggested plan of centralizing the situation in a syndicate which shall buy up business properties, hold them at a small profit, and then secure money for erection of buildings in case owners of land cannot be induced to make a fair deal on a long lease basis.

Plan Finds Favor.

"I think the plan is just the thing," said one of the real estate men. "It has come to my knowledge that the prospective Minneapolis business and manufacturing concerns have had a pretty hard time of it to get sites and buildings here owing to the attitude of property owners, who seem to want to make tremendous profits on their holdings ,and who often cannot raise the money to put up the proper kind of buildings themselves.

"I should go even further and have the syndicate go into the business of putting up structures after the manner followed by W. A. Eggleston of the David C. Bell Investment company, who rented two buildings for William Deering of Chicago before he started building them, or nearly so. In this way he provided good accommodations for firms which wished to move and made room, by an expansion of the city's office room capacity, for new firms and the growth of the city."

BUILDING NEWS

No let-up in the filing of permits for new buildings is noted for last week. The largest permit is for the Lauritzen Malt company brewery to cost $50,000. Building notes prepared by the Improvement Bulletin indicate further improvements in the city which will provide winter work for skilled laborers.

Grading of the site for the C. J. Hedwall building at Ninth street and Nicollet avenue began last week and in a short time work will begin on the foundations for the store buildings which are to be erected on the ground.

Work on the Butler Brothers' building is progressing rapidly, as well as on the Hurty-Simmons Hardware company warehouse on Second avenue N. The First National bank is nearly ready for the interior finish and the Security bank banking rooms are nearly ready for occupancy.

Condemnation proceedings begun by the Milwaukee road for its spur track thru the Badger trackage property, between Third and Fourth avenue S, up to Sixth avenue, forecast active building on the trackage next spring, including the big plant of the Kellogg-Mackay-Cameron company.

The Improvement Bulletin says:

Glenn L. Saxton, architect, Security Bank building, has plans for the foloiwing residences in the city: W. D. Safford, 20x30, cost $3,000; Rogers Lumber company, 30x30, cost $8,500; cottage, 22x25, for William Young of Cargill Elevator company, cost $1,500; at Twenty-seventh and Humboldt avenues S for R. F. Alterton; Lars A. Anderson, contractor, cost $4,200; Rev. James Cornell, 3208 Oakland av, cost $4,000; Waldo Campbell at Washburn Park, first story cement blocks, second story shingle, modern thruout.

The board of education will have about $155,000 for new school buildings next season. There will be a six-room building Northeast and an eight-room building southeast of the Tuttle school. Another one will be a ten or twelve-room building, theexact location of which has not been decided upon as yet. Several of the ou buildings have additions or annexes proposed. F. G. McMillan has the foundation for the high school well under way. Contracts for the superstructure will be let this winter, the work to proceed in the early spring.

J. E. Egan is surveying the Armour & Co. site in Northeast Minneapolis. R. L. Ruddick will be the general manager. Frank B. Gifford, purchasing agent for the company, was in the city this week looking over the material market for supplies for the new buildings. Brick and reinforced concrete are being considered. If brick is used it will require about 12,000,000 hard-burned common brick.

L. A. Lamoreux, architect, is preparing plans for remodeling and modernizing the two-story frame residence of H. R. Lyons on Ridgewood avenue. Estimated cost, $4,000.

Glenn L. Saxton, architect, has plans for a frame residence at Lankin, N. D., for Theo. Meyers, to cost $2,000, and one of same size and cost for George Phelps of Kingsley, Iowa; a $1,500 residence for R. W. Speirs at Ree Heights, S. D.; one for L. D. Hatfield, Sidney, N. Y., to cost $2,500, and one for M. M. Marble at New Haven, Conn., to cost $2,000.

The board of education will ask for bids for extensions to the heating plant at the Rosedale school building. The Menomonie Hydraulic-Press Brick company secured the contract to supply their buff mottled pressed brick for the new high school building and the twin city brick will be used for the new Laurel school building.

L. A. Lamoreux, architect, is at work on plans for a residence on the south shore of Lake Harriet for Dr. J. E. Bell. It will be 30x46, two-and-one-half sotry and basement, of brick and hollow terra cotta tile, covered with cement plaster, tile roof, fireproof tile partitions, modern interior finish thruout. Cost, $8,000.

The Variety Manufacturing company has the ocntract for all the cross horizontal and fireproof elevator doors and shutters in the Butler Brothers building (nearly under roof), Sixth stret and First avenue N. Harry W. Jones, architect, and for all outside openings in the Janney, Semple, Hill & Co. warehouse, Third avenue S and First street.

The board of education will ask for appropriations for next year for addition to the Edison school building, $12,000; addition to the Ericsson school building, $14,000; new plumbing in the Adams, Cleveland, Garfield, Jackson, Neill and Webster buildings, $18,000, and for heating plants in the Grant, Hawthorne, Murray and Neill buildings, $18,500.

Lindstrom & Williams, architects, have plans for a residence on Thirty-second and Humboldt avenue S for C. M. Thomsen. It will be 28x34, two-sotry, attic and basement, with open plumbing, bath, gas, electric wiring, mantel, laundry, hardwood interior finish and hot water heating. Cost, $4,000.

H. G. Darrow, Metropolitan building, has plans for two frame cottages at 3232 Bryant avenue S and 3024 Grand avenue. Each will be about 22x26, modern interior finish and furnace. Work will proceed during the winter, to be completed in the early spring. Cost complete, $6,000.

Glenn L. Saxton, architect, has plans for a school building at Spring Park, Lake Minnetonka. Cost, $4,000.

L. A. Lamoreux, architect, is at work on plans for a two-story frame residence on Lake of the Isles boulevard for P. O. Rogers. It will be 30x38, with open plumbing, bath, mantel, hardwood interior finish, hard wall plaster and hot water heating. Cost, $5,000.

Glenn L. Saxton, architect, has plans for a two-story colonial residence, 32x36, at Escanaba, Mich., for R. Hoyler, costing $6,000, and a frame cottage, 22x30, at Sawyer, N. D., for T. E. Tenney, cost $2,000.

The Roman Catholic pro-cathedral building committee has accepted the general plans for the new church, Sixteenth and Hennepin avenue. It will be 146x269, 184 feet to the top of the dome and pews for seating 2,000 to 3,000. E. L. Masqueray, architect.

William Urquhart, 2615 Emerson avenue S, has the general contract to erect the office building for the Ives Ice Cream company at 217 Second avenue SE. It will be 35x100, two-story and basement, of brick and cut stone. E. C. Haley, architect. Cost, $5,000.

L. A. Lamoreux, architect, is preparing plans for a stone and brick cemetery vault for William Allen at Le Roy, Minn.

Lindstrom & Williams, architects, report the general contract to erect the Martin flats on Franklin and Dupont avenues let to Thomas Hallanger of 2710 Pleasant avenue. There will be fifteen thoroly modern apartments. Work has been begun. Cost, $50,000.

Charles S. Sedgwick, architect, reports the general contract to erect James Cornell's frame residence at 2928 Portland avenue let to Carl Edmunds. Work will proceed during the winter, to be completed by May 1. Cost, $3,500.

Linden Hills Congregational society is raising funds for a church to cost $10,000. The foundation contract will be let this fall, and it is expected to start the superstructure in the spring. Rev. P. A. Cool, pastor.

The Prince Construction company, Northwestern building, has the contract for an additional story to the Gluck Brewing company buildings at 2039 Marshall street NE, to be 33x59, brick. Boehme & Cordella, architects. Cost, $2,500.

W. B. Dunnell, architect, report sthe general contract to erect the Northwestern Telephone Exchange company building at Wahpeton, N. D., let to Sam Christensen of that city. Cost, $2,500.

Charles Brunsell, 1839 Fillmore street NE, has begun work by the day on a frame residence, 26x48, at 2532 Tenth avenue S. It will be two-story, modern interior finish and furnace, to be completed by May 1. Cost, $4,000.

Frank Isaacson, 1618 Jefferson street NE, has let the contract to erect his duplex residence at 1622 Jefferson street to Emil C. Bruce. It will be 25x46, two-story, attic and basement, modern interior finish. Cost, $4,000.

Glenn L. Saxton, architect, has plans for three modern five-room cottages for Dr. John C. Nelson of St. Paul on Sherburne near Chatsworth street, to be modern thruout. Cost, $2,000.

The Western Electric company of Webb City, Mo., has ordered five sets of plans from Glenn L. Saxton, architect, for residences to be erected there. Each will be about 26x28, and will average in cost about $2,500.

Oscar F. Abrahamson, 2500 East Twenty-fourth street, has begun work by the day on a frameresidence, 26x35, at 3129 Elliot avenue, work to be completed in the spring. Will have modern interior finish. Cost, $3,000.

John H. Miller, 3614 Seventeenth avenue S, has letto Lewis Larson the contract to erect a ocncrete hollow block store at 3400 Cedar avenue. It will be 44x50, one-story, all work to be completed by May 1. Cost, $3,500.

Charles Anderson, 1112 Dupont avenue N, has let the contract to erect his two-story frame residence at 2901 Bryant avenue N to C. A. Anderson. It will be 28x40, modern interior finish and furnace. Cost, $3,500.

W. S. Hunt, architect, reports general contract to erect the bank building at Cloquet, Minn., let to Alfred Peterson of 1523 Jefferson street NE. Work will bebegun immediately. Cost, $10,000.

F. E. Graves, 2024 Penn avenue S, secured the general contract to erect the building at 612 Eleventh avenue N for the Minneapolis Brewing company, from plans by Boehme & Cordella, architects. Cost, $7,000.

Carl Edmunds has the ocntract to erect W. D. Rea's garage at 524 Tenth street S. It will be 42x90, of hollow concrete blocks, composition roof, to be compleed by January. Cost, $3,000.

The United States Furnace and Foundry company is considering erecting a large plant here for getting out their goods for the western market. Their eastern factory is at Darlington, Pa.

The Miller-Davis company secured the contract for installing the new steel filing cases in the county treasurer's office at $10,049.

H. O. Walter, 717 West Forty-first street, has begun work by the day on a two-story frame residence, 26x28, at 4105 Upton avenue S. Cost, $2,200.

Lewis M. Campbell Co.

322 Pillsbury Bldg.

LOTS FOR SALE

$600-$1200 — Pillsbury's second addition, between 8th and 9th Sts. and 5th and 7th Aves. SE.

$900—Lot on Church St. near U.

$700—3 lots on 7th St. SE.

$500—Lot on 7th St. SE.

$4200—Best lot SE, 5th St.

HOUSES FOR SALE

$3000—Modern 6-room, 6th Ave. SE.

$2800 — 8-room, modern; Beacon St.

$3800—7 rooms, modern; 7th St. SE.

$5250—11 rooms; fine; 5th St. SE.

We have others. See us.

For Sale by the Owner

Modern 11-room house; lot 55x157 feet; close in; good location; one block from car line.

501 Eighth St. So.

T. C. Pheone 3171.

Chuck the Landlord

AND LIVE IN A HOUSE OF YOUR OWN, FREE FROM HIS DICTATION

You can buy any one of those enumerated below, or have your pick of many others on my list, by making a small cash payment and monthly payments thereafter.

Royalston av—A two-story 9-room house, modern except heat; large lot and good barn; $300 cash, $30 monthly (32) **$3500**

No. 1523 Chicago av—Two-story frame dwelling, 14 rooms, in good condition; barn; $375 cash, $35 monthly (34) **$3750**

Oakland av between Franklin and 22d sts—Two-story brick veneered dwelling, ten rooms, barn, lot 52x130; $350 cash, $35 monthly (29) .. **$3500**

Clinton av near 19th st—Good two-story frame dwelling, eight rooms, lot 50x128 feet; $400 cash, $40 monthly (51) **$3800**

Oakland av between 25th and 26th sts—Double two-story frame dwelling, 7 rooms each; $200 cash, $25 monthly (45) **$2100**

Second av S near 17th st—Frame dwelling, 7 rooms; $300 cash, $30 monthly (48) **$2750**

Jefferson st NE—A good frame dwelling containing 10 rooms; lot 40x140 feet; $200 cash, $20 monthly (41) **$1900**

Fourth av S between 18th and 19th sts—1½-story house of six rooms, in good condition; large lot; $300 cash, $25 monthly (83) ... **$2800**

Stevens av near 27th st—Pretty seven-room cottage; $300 cash, $25 per month (87) **$2600**

Lyndale av N near Western av—Ten-room dwelling, water and sewer connections, lot 50x100 feet; $300 cash, $30 monthly (62) **$2800**

Washington av N, inside of 17th av—Small cottage on big lot, 55x165 feet; $350 cash, $25 monthly (188) **$2500**

Lyndale av near Ridgewood—Nine-room dwelling, modern except heat, on a lot 50x135 feet; $400 cash, $40 monthly (196) **$3700**

Seventh st near 11th av S—Good frame dwelling and lot, 73x165 feet; $300 cash, $25 monthly (234) **$2700**

Second av S between 32d and 33d sts—Frame dwelling of 12 rooms, easily convertible into a duplex house; good barn; present rental pays nearly 10 per cent. $300 cash, $35 monthly (25) **$3300**

Thirteenth av S near 8th st—Good little house of seven rooms, barn, large lot; $300 cash, $325 monthly (129) **$2600**

Eighth st S, facing 12th av—Good eight-room dwelling, lot 55x165 feet; $300 cash, $25 monthly (136) **$2600**

Franklin av, corner of 19th av S—Brick store building on corner lot 25x100 feet; $200 cash, $25 monthly (172) **$2000**

R. M. NEWPORT

Mortgage Loans, Real Estate and Insurance.

$135 and $150

For lots near Cedar Avenue Cars, good size and lie level and above grade. Will sell on very easy terms. Anybody ought to be able to buy. Come and take your choice.

CALL ON

JANNEY

203 Oneida Building

Storm Doors

LOWEST PRICES. ANY SIZE.

Weather Strips, Storm Sash.

City Sash and Door Co.

Corner Fourth St. and Third Av. S.

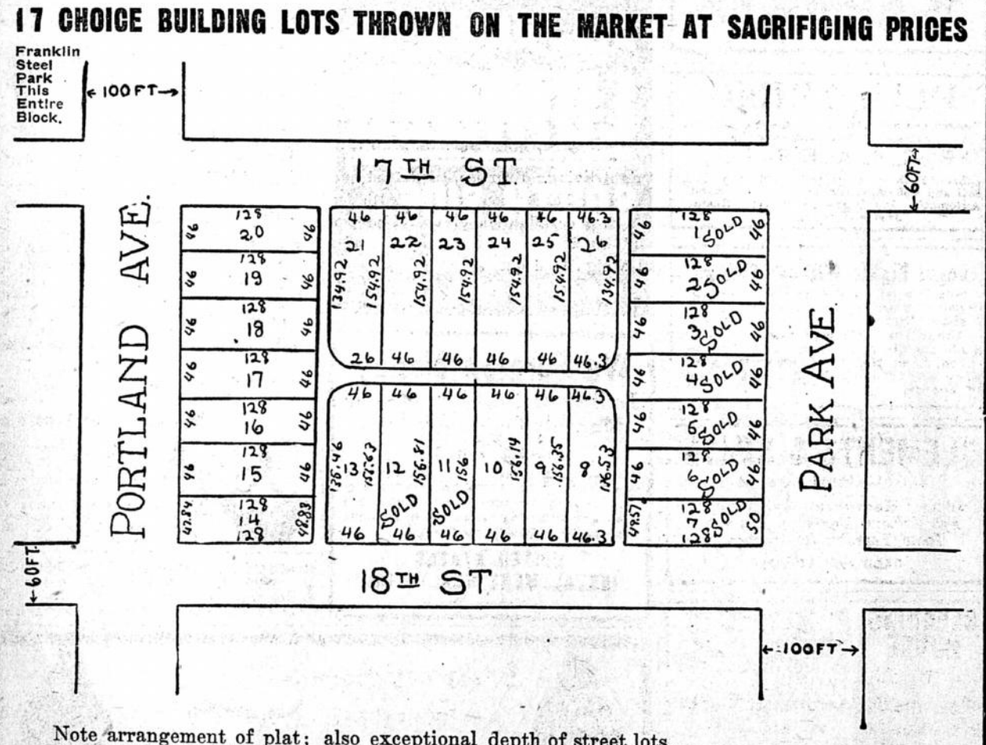
Quit "trusting in location"—publicity will sell goods in a barn!

HOME BUILDERS

INVESTORS SPECULATORS

Here's an Exceptional Opportunity Owner Instructs to Sell at Once

17 CHOICE BUILDING LOTS THROWN ON THE MARKET AT SACRIFICING PRICES



Note arrangement of plat; also exceptional depth of street lots.

These lots, admirably situated opposite Franklin Steele Park, are bounded by Park and Portland avenues, two of the most beautiful and attractive avenues, and are within ten minutes' walk to the heart of the city.

Public school and street car lines within one block. High school within six blocks. The entire block is vacant (with the exception of one expensive residence), thus insuring beautiful new residences on each lot when built upon.

All street improvements are in, including curb, gutter, water, sewer, gas and trees.

ACT AT ONCE

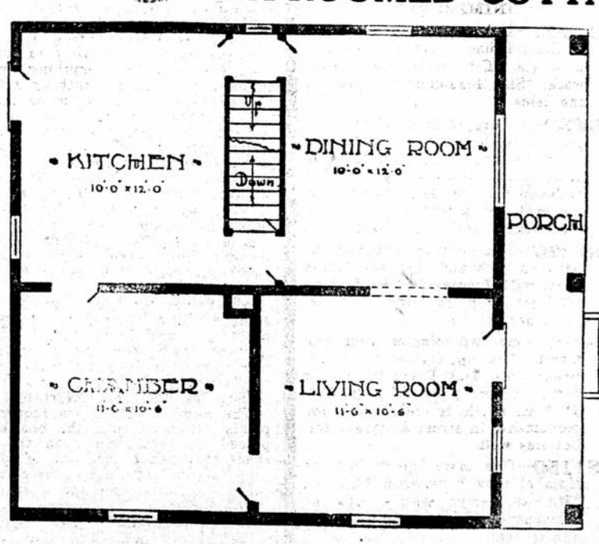
Submit reasonable offer, stating which lot or group of lots, and it will be accepted. Don't miss the best opportunity ever offered.

Special inducements to purchasers who will build at once. Easy terms.

CHASE & SCHANFELD Exclusive Agents, 414 Guaranty Bldg.

WALTON PARK CELEBRATED

SIX-ROOMED COTTAGE.



FIRST FLOOR PLAN

Price **$1350**

Terms, $200 Down—$13 a Month. Interest 6 Per Cent.

Downstairs finished in birch or oak with maple or birch floors.

Cellar with cemented floor. Cedar shingles; white and cathedral glass.

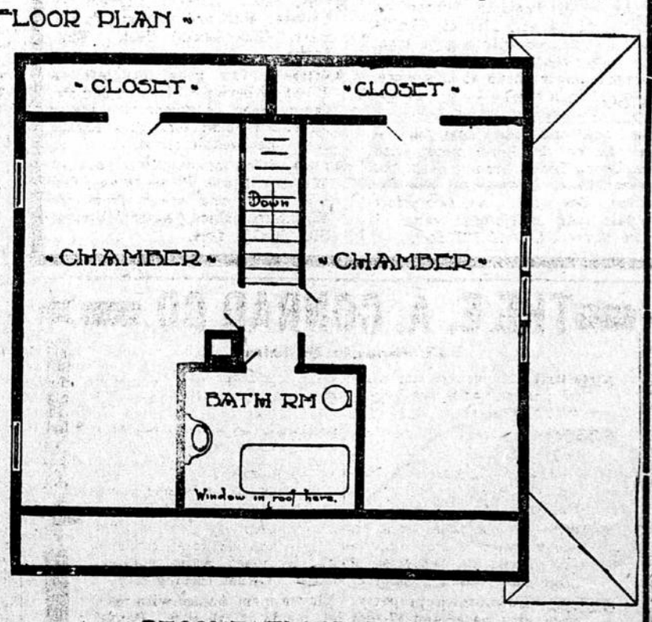
Second floor floored but not partitioned.

MR. D. D. ROBBINS, Estate Agent,

Will be glad to show you our sample cottage finished on Bryant Av. and 37th Av. North "SUNDAY." It is unique in house-building.

Lot and all only $1350

Over 100 lots to choose from. Orders coming in thick. If you want one of these send in your name early. First come, first served.



SECOND FLOOR PLAN

EDMUND G. WALTON AGENCY, 114 So. 4th St.