

# IN THE REAL ESTATE MARKET

**REAL ESTATE FOR LOANS**  
**Wyvell-Harrington Co.**  
**SALE 401-2-3**  
**INSURANCE ANDRUS BUILDING**

**FOR LONG TERM LEASE**—We have 50 feet down town to lease at a very low figure for 99 years. There are some improvements now which pay a fair income. This is the most desirable leasehold obtainable on Nicollet avenue today. See us for terms. Never offered before.

**\$60000**—24-flat building on 12th st. All modern and in excellent condition. Pays \$6,044.00 after paying for taxes, insurance, fuel, janitor, water and lights. This is a very desirable proposition. Will accept part trade. Make us an offer. Lot 165x132.

**\$6000**—1541-43 East Lake st. Two stores with two flats overhead. All modern except heat. Improvements all in. Rents for \$840 per year with no expenses except taxes and insurance. Part cash, balance at 5 per cent.

**\$60000**—Bargain on Nicollet avenue. Solid brick block, which pays better than 10 per cent above expenses. Inside business property with 50 feet frontage. As an income producer, it can't be beat. See us for further particulars, and make an offer.

**\$54000**—47 feet on Hennepin av. Large four-story brick block which will pay 8 per cent net. This is a bargain.

**\$900**—Elegant 44-foot lot on Dupont st. near 18th av. Improvements all in and paid for.

## TO SMALL INVESTORS

Put your money where it will bring you from **eight to ten per cent**.

We have three small business properties and ten or more two flat house properties that we can sell at prices ranging from **\$2500 to \$7500**. Come and get the details of these deals. We can help you to a good income on your money.

**CALL ON JANNEY**  
 203 Oneida Bldg.

## Some Real Estate Bargains FOR SALE ONLY BY MOORE BROS., BRACE & CO.

**TO CLOSE AN ESTATE—THREE PROPERTIES, VIZ:**

Nos. 713 to 719 Third Avenue South. Land 88x66 feet. Substantial two-story and full basement frame building. Four stores below. Four flats above with toilet, bath and kitchen sink, all connected to Third av sewer. All special taxes paid but two installments of paying tax, each \$117. Net tax only \$250. Steady annual rental, \$2076. Price net to us, **\$16500**. Terms—Safe cash payment, balance 5 per cent.

No. 717 Third Street South. Land 50x100 feet. In block 70. All special taxes paid. Rent **\$120** per year. Price net to us, **\$6500**. Terms—Safe cash payment, balance at 5 per cent.

Block 67—Chamber of Commerce Block. 33x157 feet to 16-foot alley of lot 7. Next to Strong-Scott Building. Price net to us, **\$8500**. Terms—\$3,000 cash, balance 5 per cent.

We are fully authorized to contract for the sale of these three properties if taken NOW. After ten days the prices quoted now will not be accepted.

Nos. 53 to 59 Holden St. (corner Tenth at N). Land 50 feet on Tenth, 100 feet on Holden. Rents steady at **\$45.50** for month, **\$546** for year. Price net to us, **\$6500**. Terms—\$2,000 cash, balance 5 per cent.

No. 740 East Twenty-fourth St. Duplex house, built ten years ago, but modern throughout and of very superior construction. Needs but little improvement to make it the best investment of its class. Seven rooms on each floor and three more on third floor. Large lot. Price net to us, **\$6000**. Make us an offer. Terms your own.

**\$5000**—We offer for this price, on most reasonable terms, the most complete and best constructed house in North Minneapolis, either for a home rental, or for investment. It is perfect in construction and finish, and cannot be duplicated for 50 per cent above price asked. Owner has best of reasons for his offer to sell at this price.

**\$2100**—Twenty-fourth av NE. Near "Soo" shops and Central av, very cozy seven-room house, modern except heat. Full line of plumbing. Terms to suit.

**SNAP**—Building site, 91x155, between Clifton and Ridgewood avs, east of Lyndale av. Lies high and dry. Owner says sell before another tax payment is due. It is one of the handsomest unimproved residence sites left.

We have properties in all parts of this city for sale and for rent. We have been established here in general Real Estate Business for just TWENTY YEARS, and are informed on values and locations. We write Fire Insurance only in best stock companies. Insure in the Continental of New York, the "best American company."

BOTH PHONES 1246. NO. 311 NICOLLET AVENUE.  
**MINNESOTA LOAN & TRUST BUILDING**  
**MOORE BROS., BRACE & CO.**

## BUILDING NEWS

Building news is lively notwithstanding the fact that the end of the season is close at hand. Construction is proceeding rapidly on the structures which were put under way late in the season. The Butler building is already enclosed, and the towers are nearly done. The covers building is completed sufficiently to allow the firm to display its Christmas goods in the first floor space. The Powers people paid for the large sum to have the plate glass fronts in copper instead of wood, and the result is a compact, tasty show window.

The Improvement Bulletin reports as follows: Edwin & Halder, architects, 417 Exchange building, are preparing plans for a building at Duane, Minn., for Dr. G. W. Catterstrom. A drug store and general store will occupy the first floor, with doctors' offices above. Cost, \$15,000.

Harry W. Jones, architect, is at work on plans for an addition to the Vendome hotel in the rear of 1112-15 Fourth street S. It will contain six stories and basement, rear of 1112-15 Fourth street S. It will contain sixty-four rooms, with hot and cold water, electric lights and telephone in each room, and other up-to-date equipment, and freight elevator.

The Northwestern Electric Construction company secured the general contract for the electric wiring in the Butler Brothers building, corner of J. S. Webster, the electrical engineer, call for 3000. Incandescent lights, 75 are lamps, 400-horsepower motor capacity and over 32 miles of wire and cable.

The Keith company, architects, has plans for a two-story frame residence at Marjorie, 2221-23rd street S. The house will be a frame residence, 24x30, for M. L. Mo., to cost \$2,500, and a ten-room residence for S. L. Brown, Oklahoma City, Okla., to cost \$2,500.

Boehm & Cordella, architects, report a general contract for the excavating and foundation for Charles Gluck's modern brick residence on Mount Court avenue awarded to Ben Atkinson.

L. W. Hunt, architect, reports Alfred Peterson has begun work on his two-story flat house at 2425 and Twenty-ninth avenues NE. It will be 48x50. The foundation will be completed in a few days.

Glenn L. Saxton, architect, reports among some of the people procuring plans from him were: W. H. Davy of Moorhead, Minn.; James Gray of Valley City, N. D.; E. C. Eddy of Grand Forks, N. D.; J. B. Van Camp of Highmore, S. D.; E. S. Kane, 1901 East Lake street, has plans for a concrete hollow-block store at 1003 East Lake and one story to be added to his building at 1601 Lake. The new part will be 21x60. It will be finished off for stores and flats, to be completed by May. Cost, \$1,000.

O. R. Fryholm, 1713 Elliott avenue, has let a contract for a two-story, attic and basement frame building, four apartments, modern interior finish, to be completed by next May. Cost, \$6,000.

The Transit Thresher company has been incorporated by D. M. Hartsough and others and will engage in the manufacture of the machine in this city. Temporary offices have been opened at 230 Fifth street S. Several sites for the plant are under consideration. M. W. Savage is understood to plan the erection of a plant for the manufacture of grain elevators. The first will have a three-story building, 75x225, to cost \$20,000. It is said that work will be started soon. The high, to cost \$100,000.

Mrs. J. Solvitz, 3521 Cedar avenue, has plans and will let a contract for a two-story frame flat residence at 2303 Cedar avenue. It will be 24x40, to be completed by May 1. Cost, \$3,000.

J. L. Robinson has the general contract to make improvements and additions to the frame warehouse of the Columbus company's building on First avenue S and Eighth street. Cost, \$2,000.

Harry W. Jones, architect, has plans completed for a two-story brick building at Merrill, Wis. It will be of brick and stone, 54x100, two-story and basement, with high colonial interior finish.

Frank P. Hough, 3228 Columbus avenue, has let a contract to C. A. Thompson to erect

his modern frame residence at 2022 Portland avenue. It will be 24x33, two story. Cost, \$4,000.

E. S. Fisher, 2315 Jefferson street NE, has begun work by the day on a frame cottage, also one at 3027 Aldrich avenue S, to cost \$2,200.

The Keith company, architects, has plans for a two-story modern frame residence at 477 Third avenue, Detroit, Mich., for George E. Roberts. Cost, \$3,500.

William M. Kenyon, architect, has prepared plans for a frame curving ring to be erected on Pillsbury avenue and Lake street. Cost, \$3,000. W. J. Dean, contractor.

Kees & Colburn, architect, have had work begun by the day on Theodore Basting's two-story brick-veneered barn at 1721 Mount Court avenue. Cost, \$3,000.

W. C. Whitney, architect, reports the general contract to erect J. A. Hanson's residence at 3446 Garfield avenue let to N. W. Graves. Cost, \$2,500.

John Neuman, 925 Eleventh avenue N, has let to L. E. Eisher the contract to erect his frame cottage, 24x30, at 719 Irving avenue N. Cost, \$2,000.

Andrus Hopland, 1830 E street NE, has begun work on a brick-veneered residence at 1800 Twenty-third avenue NE, 26x32. Cost, \$2,000.

**FOR SALE**  
**NICOLLET AVENUE**  
**BUSINESS PROPERTY**  
 The finest flat building in the city—big paying investment. For particulars call on  
**DR. S. MUSGRAVE,**  
 Corner Seventh St. and Nicollet Av.

## Worth Considering

10th St. S and 7th Ave.—122x117 feet, with three good dwelling houses, (19) ..... **\$15000**

University Ave., less than a block from Central—90x165 feet, with a brick store building and two frame dwellings (58) ..... **\$8200**

A quarter acre lot on Washington Ave. S—Improvements of nominal value; rental \$912 annually. (94) ..... **\$10000**

Portland Ave., corner, near Franklin—Six frame dwellings, modern except heat; rentals better than 10 per cent. (100) ..... **\$9000**

Nos. 121-3 Western Ave.—75x150 feet. Two-story frame building, containing two stores and flats above. (102) ..... **\$7500**

Fourth St. SE, near State University—A fine corner, two quarter-acre lots and good modern house. (127) ..... **\$6000**

Park Ave., inside of Franklin—Fine brick residence of 12 rooms and stable. (130) ..... **\$8000**

First St. N—Fine warehouse building, 100 feet front, with good truckage facilities. Approximately 75,000 feet of floor space. (154) ..... **\$57500**

Willow St., facing Loring Park—Lot 50x100 feet; a four-flat building. Pays good interest on the price. (164) ..... **\$6000**

Clinton Ave., near 22d St.—100x131 feet; five dwellings; rental \$900 per annum. (201) ..... **\$7500**

Inside 8th Ave. S and 6th St.—Four quarter-acre lots, partly improved. (202) ..... **\$40000**

Entire block inside of Portland Ave. and 14th St.—Some fine improvements. Also a double corner on 4th av S, inside of 17th st. (211) **\$40000**

Corner 2d St. N and 1st Ave. N—96x162 feet, five-story brick and large frame warehouse. Splendid location in wholesale district (218) ..... **\$65000**

Near 3d Ave. SE and 6th St.—Ten frame dwellings on two quarter-acre lots; annual rental \$2,520. (221) ..... **\$20000**

The above properties can be bought on liberal terms of payment.

## R. M. NEWPORT

Loans, Real Estate and Insurance  
 PHOENIX BUILDING

## "Brown's In Town" (E.D.)

738 LUMBER EXCHANGE

### HOUSE BARGAINS FOR CHRISTMAS

VACANT LOTS.

I will make building loans, advancing money as needed in building on any of the following lots: of houses in Park av, east front, near 34th; 4750. Eleventh av S, near 35th; 3560. East front on 10th av S, facing Powder Mill park; 3850.

Frement av S, near 22nd st.; \$1,100. Irving av S, near 22nd, 50 feet east front; \$1,550.

Make an offer on 75 feet by 183 feet, corner of Blaindell and 24th.

### DUPLICATE FLAT LOTS.

Emerson av S, inside of 25th, 60 feet front; \$1,800.

Grove av S, near 22nd, 55 feet front, 1,450. East front.

Corner of Clinton and 33rd, 62x129; \$550.

Corner of 10th av S and 32nd, facing park, 74x128; \$1,600.

Garfield av, near 26th, 45x128; \$875.

The best block on Garfield av and the cheapest lot in the block by \$125.

Colfax av S, between 25th and 26th; \$1,400.

Emerson av S, near 26th, 51 feet front; \$1,900.

Dupont av S, corner 25th st. Make an offer on 60 feet of more by 123.

E. D. BROWN, 738 Lumber Exchange.

# HOME BUILDING AND HOME MAKING

## Storm Sash Storm Doors Storm Sash Hangers

Large Stock Right Prices Quick Deliveries

### CITY SASH & DOOR CO.

Both Phones 96 4th St., Opp. Court House

## MELONE-BOVEY LUMBER COMPANY

12TH AVENUE SOUTH AND 3RD STREET

Quick Delivery **Everything LUMBER** Both Phones

## Plumbing, Heating, Gasfitting

If you want your work done well and at the right price call or phone

### Robert Simpson & Co.,

604 Hennepin Avenue

See **GARDNER** for Builders' Hardware

304-306 Hennepin Ave.

## HAVE A HOT WATER PLANT IN YOUR NEW HOME.

We put them in right—plenty of heat in the coldest days. Get our figures.

### HASEY HEATING CO.,

310 Third Av. So.

The most noted architects and contractors in America recommend

## The "Coit" Gas Generator

for lighting any building, large or small. No Mantles, no Pumping Up, no Odor. Gas always ready to light. Does not affect furniture. Coit town lighting plants are a money-making investment. Write for particulars. M. W. Agency, J. B. Coit Co., 213 S 4th St., Minneapolis.

## PLUMBING

REPAIRS & ALTERATIONS ARE DONE IN A SATISFACTORY & ECONOMICAL MANNER

OFFICE 109 7-57 ST. SHOP 1708 CLINTON AV. T. C. 347 & 325 C

### R. C. BLACK & CO.

## A HEATING COMPARISON

READ THIS LETTER.

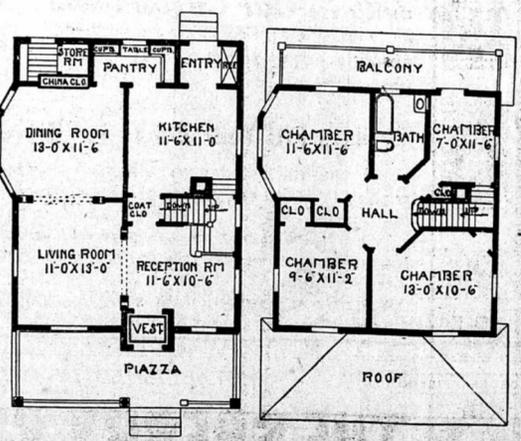
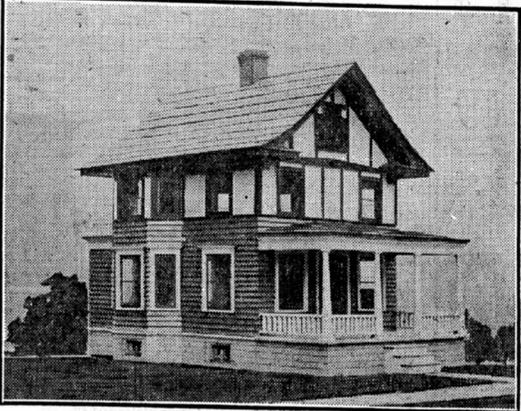
C. E. Purdy, Minneapolis, Minn. Wm. R. Knights, City—Dear Sir: Since you installed for me one of your Combination heaters I have yielded to the popular cry and put in two of the best hot water systems and one highly recommended steam plant. Neither of the hot water plants nor the steam has given me good satisfaction, been as efficient or economical as the combination heater put in by you.

For any building containing ten rooms or under I will not again put in anything except one of your combination heaters. Yours truly, C. E. Purdy.

KNIGHT'S HEATERS are more economical than hot water and do what hot water cannot do. They remove dust from the air and thoroughly moisten it.

**WM. R. KNIGHTS, Mfrg.**  
 Factory, 34th and Bryant av. S.

## ARE YOU PLANNING TO BUILD? HERE IS A HOUSE TO STUDY



By special arrangement with Glenn L. Saxton, architect, 242-244 Second St. Bank building, a complete set of plans and specifications of this house, including one set of blue prints, will be furnished at Mr. Saxton's office for \$20. These will be complete in every detail. Mr. Saxton will also furnish to the Journal readers for \$1 a beautiful, practical and useful book of plans, entitled "American Dwellings," of houses ranging from \$400 up. In case plans are ordered from the book, the price of the publication will be refunded.

Portfolio No. 2, of residences costing from \$3,000 to \$50,000, 500; portfolio No. 3, of stores, banks and churches, 50c. A church portfolio will also be given free to any reader of The Journal upon application to the architect.

### AN EIGHT-ROOM RESIDENCE

Cost to Build in 1906, \$2,500, Exclusive of Plumbing and Heating.

If you are really looking for something good, here is the plan that ought to please the most exacting—a beautiful home with a half timber effect.

The house measures 24 by 26 over the main part, and I dare say it has more space and better arrangement of rooms than the majority of houses which are 26 by 30.

There is a full basement under the entire house. The first story is 9 feet, second story 8 feet in the clear when finished. The first story is finished in Washington fir thruout and the second in pine to paint. Open plumbing and hardwood floors are used thruout.

I furnish one complete set of plans and specifications for \$20.

### A Lighted Driveway.

The main drive at Reginald C. Vandorff's farm near Newport winds in and out among the lawns, and is lined with dwarf hydrangeas. Electric lights in glass bulbs are concealed among the leaves, and the result is a pleasing and unique variation on the ordinary methods of lighting driveways on large estates.

### Flower Rooms.

In a Long Island country house each room is named after some special flower. The walls of the violet room, for instance, make use of that flower exclusively in decoration. This particular room is hung in French tapestry and unique variations in the lace and muslin draperies on the dressing table are tied with bunches of violet ribbon and mauve ribbon tied the hangings of the bed.

### Legal Fights Without Charge

Nothing is more worrisome and expensive than a lawsuit over a defective building. About the only sure way to avoid such trouble is to have one's title insured, then when THE Insurance company has to fight all such battles free of charge.

## Lewis Power Washing Machine!

### WHAT IS IT?

The greatest labor saver introduced into the household. This motor is connected by means of a hose with the faucet in the kitchen or laundry and is driven by the power of the city water pressure.

The entire mechanism is so simple that a child can handle it. A card will bring our representative to your house or you can call and see them in operation. Liberal inducements to responsible parties.

Agents wanted.

## CHRISTMAS GIFTS

Skates SPECIAL FOR BOYS AND GIRLS... 48c and up

Carving Sets, Pocket Knives, Scissors, etc. at popular prices.

### CLEMENTS & SMITH, 611-613 First Av. S.

## E. H. DAY LUMBER CO.

511 THIRD STREET SOUTH

### Sells GOOD Lumber

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We furnish money to buy or build homes on Monthly Payments Less Than Rent!

We have bought and built over \$500,000 worth of homes in the last four years. Call or send for booklet explaining our plan and showing what we have done for others and will do for you.

**UNITED STATES INSTALLMENT REALTY CO.**  
 300 KASOTA BLOCK.

## STOVES

I have the "Radiant Estate" and "Sparkling Universals" Base Burners for hard coal, and "Cole's Hot Blast" that will burn anything. Call and see them.

### J. H. SMITH, 214-216 HENNEPIN AV.

**Rug Weaving**

Send us your old carpets and we will make them over into handsome new rugs.

**Walker Carpet Cleaning Works**  
 287 NICOLLET AV. South 207. F. L. STORMS, Proprietor.

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Plans and estimates furnished. Remodeling.

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