REAL ESTATE FOR SALE.

IMPROVED CITY PROPERTY.

Nice, Cozy Homes. They Are Cheap.

2311 Whittier st., between St. Ferdinand and Cottage aves.; a 1-story and basement brick residence containing 6 rooms; lot 25x114 feet, a big bargain at $2,000.

4232 Cottage ave., between Goode ave. and Whittier st.; a 1½-story brick residence containing 6 rooms; lot 25x122 feet; very cheap at $2,750.

4202 Cottage ave., southwest corner of Whittier st., a 2-story 6-room brick residence, with lot 43x122 feet; a very nice home for $2,750.

These houses are in first-class repair and can be purchased with a very small cash payment. Go out and see them; they are open for inspection.

CHAS. F. VOGEL, 624 Chestnut st.

J. T. DODDS,
SURVEYOR and CIVIL ENGINEER.
813½ Chestnut Street.
City lots surveyed. Surveys, plans and estimates made for all kinds of construction work.

No. 4740 Vernon Ave.
Must be sold at once. A 2-room brick, new, modern residence. Asking price, $1,750, but can be bought by quick buyer for less. Open every day. Make offer.
LOOMIS & CO., 119 N. Ninth st.

$2,000.
4324 Arsenal st., a 2-story 6-room, detached frame dwelling; all improvements; lot 30x142; will sell on easy terms. Apply to
JOS. P. WHYTE, 803½ Chestnut st.

$3,500.
2312 Lucas ave., a three-story, detached stone-front dwelling; lot 20x102; a decided bargain.
JOS. P. WHYTE, 803½ Chestnut st.

$6,000.
2842 Flad ave., a detached 2-story brick and slate roof; 8 rooms; hot and cold water, furnace, stable; lot 50x125; will sell on easy terms. Apply to
JOS. P. WHYTE, 803½ Chestnut st.

$6,000.
2913-15-17 Carr st., 3 flats; 3 rooms on each floor; lot 75x125; first-class renting property; will sell on easy terms. Apply to
JOS. P. WHYTE, 803½ Chestnut st.

$6,000.
4126-28 Peck ave., n. e. corner Lee ave.; double building, 3 rooms on each floor; will take vacant in part trade; lot 55x125. Apply to
JOS. P. WHYTE, 803½ Chestnut st.

$10,000.
Flats—For sale, 4024-26 Shenandoah ave., 2 new flats; 5 rooms on each floor; hot and cold water, bath, furnace, all modern improvements; lot 50x132; will sell separate or together and take vacant in part trade. Apply to
JOS. P. WHYTE, 803½ Chestnut st.

$2,200.
3212 St. Vincent ave., a one-story, detached, 4-room brick dwelling; lot 25x130; a big bargain; will make easy terms.
JOS. P. WHYTE, 803½ Chestnut st.

Elegant Residence
Washington Boulevard
FOR SALE.
5381 Washington boulevard, a new buff-brick dwelling; 11 rooms; slate roof; reception hall; all modern improvements; lot 40x155; will sell at a bargain.
JOS. P. WHYTE, 803½ Chestnut st.

BUY THIS HOUSE FOR $1,650.00.
No. 2832 Pestalozzi st., a nice one-story brick of 4 rooms; sewer, water, etc.
AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

A NICE HOUSE FOR $1,850.
No. 4212 Swan ave., a beautiful one-story brick of 5 rooms and reception hall, bath, etc.; you'll buy this if you see it.
AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

A Bargain For Home or Investment.
Renting for $312.00 Per Annum.
PRICE ONLY $2,400.
No. 3618 Forest Park boulevard, a 2-story and mansard of 8 rooms, arranged for two families, with bath and water closet for each.
AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

NEVER VACANT.
RENT $528.00. PRICE $3,950.00.
Nos. 4125 and 4127 Chouteau ave., a well-built double brick dwelling of four 3-room flats; separate front and side entrances; is in the best renting section of the city.
AIPLE & HEMMELMANN R. E. CO., 608 Chestnut st.

$1,950—ONLY—$1,950
Will buy one of the new frame houses, Nos. 2837 and 3839 Old Manchester road; best houses ever offered in St. Louis for the price; 6 rooms, finely finished; city water; latest improved furnace. Right on Tower Grove line; highest land in the city. Come out to-day. Open from 2 to 5 p. m. Get off the car at Woode st.
W. J. LEWIS, Agent, 2904 S. Jefferson ave.

New, Modern and Well Built.
3872 Hartford st.; only $4,200; one block north of Arsenal st.; one block west of Grand ave.; stylish front, 3-room semi-detached dwelling; handsomely finished throughout in hardwood, large bathroom, tiled floor, fine plumbing, beautiful cabinet mantels, with gas grates, china closet, toilet case, granite 3d cellar, furnace, street made, granitoid curb and sidewalk; no better or also other new dwellings on this block at reasonable prices. Be sure to inspect these homes before buying. Open to-day.
J. G. ZIMMERER, 2215 S. Grand ave.

CHEAP HOUSES.

825 S. Eighth st., 13 rooms; 35x170	$10,000
2344 Whittemore place, 10 rooms; 25x123	7,500
2825 S. King's highway, 8 rooms; 30x170	4,750
4045 Lotus ave., 5 rooms; 4x116	4,000
3321 Eads ave., 8 rooms; 29x100	4,000
1932 Delmar ave., 10 rooms; 25x179	6,000
3113 Armstrong ave., 10 rooms; 44x100	3,500
2230 Oregon ave., 8 rooms; 26x125	4,500
4317 Cote Brilliante ave., 8 rooms; 25x125	4,500
3848 St. Ferdinand ave., 12 rooms; 25x125	3,600
2116 Oregon ave., 6 rooms; 25x125	3,600
2349 Hickory st., 10 rooms; 25x116	3,400
4326 Chouteau ave., 8 rooms; 25x130	3,500
3829 Parnell st., 6 rooms; 25x100	2,800
4576 Theodosia ave., 7 rooms; 25x105	1,850
4349 Labadie ave., 6 rooms; 25x105	2,000

LEWIS A. J. LIPPELT, 834 Chestnut st.

Small Cash Payment.
Balance monthly, will buy that brand-new 7-room brick house, No. 4958 Juniata st.; has all modern improvements; sewer, water and gas, including granitoid walks and walks; also your choice of a first-class furnace; if you are going to buy a house, don't fail to see this one; price, $3,500; this same house would cost $4,000 if built at the present time; take Tower Grove car, get off at Arsenal st. and Oak Hill ave., walk south two blocks to Juniata st.
F. E. NIESEN, 10 and 16 N. Seventh st.

Dyas Is Now Offering
6582 Julian ave., 12 rooms, lot 80x210; modern, up-to-date, ready-to-live-in home; see it at admission and see photo at office. Price, $8,625.
DYAS REAL ESTATE CO., 107 N. Ninth st.

4 FLATS AND HOUSES,
Only $5,000.
1533-1535 Papin st., rent about $56 per month; this is not run-down property; it will pay you to investigate; the flats are almost new and the house has 8 rooms.
JOHN L. McDOWALL, 927 Chestnut st.

BUSINESS CORNER,
Only $5,500.00.
1501 Singleton st., store with flat above; also 4 flats, 3 rooms each; total rent $65 per month; a great bargain. For full particulars, see
JOHN L. McDOWALL, 927 Chestnut st.

Elegant Modern Residences
FOR SALE.

Pine st., near Newstead, 11-room; 50 feet	$15,000
4371 Lindell ave., 12 rooms; 60 feet	20,000
2901 West Pine boulevard, 11 rooms; 50 feet	16,000
5393 Bartmer ave., 10 rooms; 50 feet	9,000
5967 Von Versen ave., 10 rooms; 50 feet	9,000
4213 Morgan st., 8 rooms; 45 feet	7,500
5979 Cabanne ave., 9 rooms; 50 feet	8,000
4118 Morgan st., 10 rooms; 35 feet	7,000
5348 Page ave., 11 rooms; 50 feet	7,000
4249 Delmar ave., 9 rooms; 25 feet	7,500
5140 Fairmount ave., 11 rooms; 25 feet	5,500
4255 Cook ave., 8 rooms; 25 feet	5,000
4520 Aubert ave., 8 rooms; 25 feet	4,500
4737 Greer ave., 8 rooms; 30 feet	4,500

J. M. LEVI, 814 Chestnut st.

Buy Flats for an Income.

4020 Laclede ave., 2 flats, 4 and 5 rooms; lot 25x180; rent $480 year; price	$4,500
5120 Page ave., 2-story Carthage-stone front; 6 and 7 rooms; lot 30x140; rent $620 year; price	6,500
5139 Fairmount ave., Carthage-stone front; 2 flats, 5 and 6 rooms; lot 50x155; rent $690 a year	7,000
5092 Delmar ave., 2 flats, 5 and 6 rooms; lot 30x170; rent $690 a year	7,000
5420 Fairmount ave., Carthage-stone front; 2 flats, 6 and 7 rooms; lot 30x180; rent $700 year	7,500
5620-22 Fairmount ave., 2 flats, 6 and 7 rooms, rent $750 year; lot 30x180; price	7,500
4270 Castleman ave., 4 flats, 4 and 5 rooms; lot 50x100; rent $816 year	8,000

We will trade either of above for vacant ground.
J. M. LEVI, 814 Chestnut st.

DELMAR AVENUE HOUSE.
For Sale—No. 4309 Delmar ave., just west of Pendleton, nice 2-story pressed-brick front house of 10 rooms; reception hall, bath, w. c., hot water; lot 40x150 feet; will sell at a bargain, as owner is a nonresident, and has no use for the house. We are exclusive agents for this house. Keys at KEELEY & CO.'S, 1113 Chestnut st.

REAL ESTATE FOR SALE.

IMPROVED CITY PROPERTY.

BAILEY Ave., 2218—Two-story brick; 6 rooms; finished basements; bath; lot 25x115; bargain.

BULWER Ave., 4436—Four-room frame house; lot 25x50; finished basement; a bargain.

CHEAP, 8-room house, divided in two flats; 4 rooms each. 2318A Hebert.

CLEMENS Ave., 5631—66x165; eight-room frame, attic, gas, bath, laundry, furnace, fruit and shade trees; Delmar and Suburban lines; $4,850.

EASTON Ave., 2326-28-30—Stores and flats; lot 100x156; rent $780 per year; at a sacrifice to quick buyer; will take good farm in exchange.
McKEE-HARTNAGEL, R. E. CO., 1134 Chestnut st.

FORTIS Ave., 3122 Near Tower Grove Park—Nice home, large lot, fruit and shade trees.

FOR Sale—429 Bell Ave., Near Walton Ave.—Two-story frame house of 8 rooms, with hall and wood cellar; lot 25x125 feet; will sell on easy terms. Keeley & Co., 1113 Chestnut st.

FOR Sale—On monthly payments, at Glendale, a new 2-story frame house of 7 rooms; hall, fine cellar; take Webster Suburban cars and get off at Parkland place; house is 200 feet north Suburban and open all days; lot 100x150 feet; terms, $50 cash and $15 per month. Keeley & Co., 1113 Chestnut st.

I AM in the market for manufacturing property. Building must be of good age with steam plant, power, water location, size of building, 1,000 gallon engine capacity, name price and terms. S 195, Republic.

JEFFERSON Ave., 2818 S.—Seven rooms and full room; reception hall, bath, gas; arranged for one or two families; lot 25x125.

LOOK at these new houses and flats, corner Vandeventer and Sullivan. Buy one for a happy home. Open Sunday.
F. E. DON, 809 Chestnut st.

LUCKY St., 4213, One block North of Easton Ave.—$1,050 for a nice little home of 4 rooms, two-story cottage, big front yard, large grape arbor and fruit trees; back yard all brick. Pay cash and $12 a month.

NINETEENTH, Between Wash and Carr—Two double flats of 4 rooms, each family, yearly rent $816; price $6,000. J. Christopher & Bro.

WE offer modern detached 2-room brick dwelling. Grand near Easton ave., cheap; $4,000. McMenamy Bros., Grand and Easton ave.

Also nice 5-room frame cottage at Normandy, 50x150 feet; near cars. McMenamy Bros., Grand and Easton.

$1,850 buys No. 2231 Dayton st., 6-room brick house and bath; rent $18 per month; of admission. McMenamy Bros., Grand and Easton.

$2,100 buys new 5-room brick dwelling; hall, bath, furnace; near Easton and Pendleton. McMenamy Bros., Grand and Easton.

TYLER PLACE RESIDENCE.
Only $3,850.
Nineteen modern stock-brick; reception hall, oak finish, porcelain bath, furnace, gaslight and walks; very desirable location. The above price is a cash price. Owner leaving city and instructs me to sell. Full particulars given only to an immediate buyer.
JOHN A. McDOWALL, 927 Chestnut st.

3657 Delmar Ave.
This elegant residence, 12 rooms, hot-water heater, two fine bathrooms, hardwood floors, large stable and driveway, 60-foot lot; great bargain; good location for doctor.
McCORMICK-KILGEN-RULE, Century Building.

OLIVE STREET BARGAIN.
FOR SALE AT $27,000.
New, all rented and pays 8 per cent net on above price.
BLACKWELDER-HOLBROOK, REALTY CO., 107 N. Seventh st.

West End Residence Bargain.
Aristocratic West End residence, 12 rooms; just being completed. Chance of proper person for selling. Rare opportunity to buy a house not built to sell; finished in princely fashion; large lot; price $25,000.
BLACKWELDER-HOLBROOK, REALTY CO., 107 N. Seventh st.

5018 RAYMOND AVENUE.
This beautiful Colonial residence contains a handsome reception hall and four rooms and pantry on first floor; five rooms and bath on the second floor, and a large amusement room and two bedrooms on the third floor; hot-water heat. The arrangement of this house, with its beautiful reception hall and wide stairways, not before built on the Colonial order, makes it a very attractive and modern home, and will be offered at a very low price. Almost finished.

ALSO

5045 Vernon Av....10 Rooms
5133 Washington Av.13 Rooms
5137 Washington Av.13 Rooms
4620 Berlin Av.....12 Rooms

All the above are about completed, are in strictly choice residence localities, are substantially built, very attractive, and you will not find their equal for the money. Prices range from $5,750 to $6,000.

The houses are almost completed, and are open for inspection. See them to-day. For full description and price address,

A. A. FISHER,
ARCHITECTURAL AND BUILDING CO., 813 Chestnut st.

ONLY $2,350.
5322 Semple ave.; 5-room frame cottage; lot 16x100; all kinds of fruit and shrubbery; nice little home at low price.
BRADLEY & QUINNETTE, 715 Chestnut st.

PAYING INVESTMENTS.

4728 St. Ferdinand st., 6-room frame, 25 feet; in good condition	$1,700
3023 Easton ave., 6 rooms, 25 feet; business and residence	2,100
2806 and 2810 Sidney st., two 2-room houses, 25 feet; rent $480; 13 per cent net	3,000
2712 Marcus ave., 7 rooms	2,000
4254 Gibson ave., 5-room flat	1,800
4626 Cleveland ave., 8 rooms, reception hall; modern improvements; lot 30 feet	2,500
2507 Evans ave., 7 rooms, 25 feet; very improvement; a cozy home for	2,300
4741-43-45 Lexington ave., four houses, 5 rooms each; rent $456; sell all for	3,800
2608 Marcus ave., 8-room, handsome residence and 45 feet	3,800
2219 S. Broadway, store and 2 rooms	2,000
2030-32 Dayton st., two 4-room houses; nonresident owner; both for	1,800
3245 Maple ave., 8 rooms, 25 feet	3,000
2608 Morgan st., two 5-room flats, first class; rent $456; sell all for	3,500
2907-09 Dallas ave., three 5-room houses, 50 feet; well rented; all for	6,000
2879 Delmar, 11 rooms, 30 feet; only thing left of building association; take	2,600
1327 Tyler ave., 2 stores, 2 rooms; 25 feet	2,500
1218-1220 Vandeventer ave., corner, 2 flats, 8 houses; can be made business to pay 12 per cent	3,000

BRADLEY & QUINNETTE, 715 Chestnut st.

SPRING OFFERINGS
—IN NEW—
HOMES.
A few select, new and modern houses, all of which have been just been completed, and at the price are the choicest offerings in the city.

South side Cabanne ave., 50 west of Union, 2 houses, 12 rooms each; $10,000. Make offer.

3015 Maple ave., 12 rooms, hardwood floors; cheap; $12,000.

3561 Maple ave., 12 rooms, hardwood floors; cheap; $10,000.

2225 to 2231 Delmar ave., 9 rooms, tile bath, etc.; very cheap.

3139 Morgan st., 10 rooms, tile porch; cheap. Built under supervision of a good architect.

3115 Kensington, 9 rooms, hardwood floors; bargain at $4,000.

4064 Fountain ave., 9 rooms, bath, etc.; $3,250.

All of the above have been erected by our best builders and will please the most fastidious.

J. I. EPSTEIN, 610 Chestnut st.

FOR SALE—FOR PHYSICIAN.
Olive st., near Boyle ave., large 10-room reception hall dwelling; built for owner's use; fine lot; just the place for physician; immediate possession. JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

$200 Cash Down
And $20 per month will buy house and lot 2816 Russell ave., near Grand, which is a brand-new stock brick front house of 8 rooms, with bath, bath and gas, hot water; lot 25x125 feet to alley. Furnace and slate roof. Newly decorated. Hardwood floors and picture molding. For Key see
KEELEY & CO., 1113 Chestnut st.

FOR SALE—LOW PRICE.
LUCKY St., Near Pendleton Ave.—Two-story detached 5-room brick dwelling; laundry and cellar; lot 30x100 feet; rent $300 per year; any terms to suit purchaser; comparatively new.
JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

FOR SALE OR EXCHANGE.
House and lot No. 5257 McPherson ave., just east Union ave., brand-new two-story stock-brick front house of 11 rooms; reception hall and bath; fine mantels; house finished in antique oak; lot 50x155 feet; would exchange for desirable vacant lots, suitable for building on. For key and price see
KEELEY & CO., 1113 Chestnut st.

YOU WANTA
WASHINGTON AVE. RESIDENCE, NO. 3664 FOR SALE.
Modern and complete in every respect. Price, $11,200; $6,000 for five years at 5 per cent; balance to suit; lot 50x150.
Phone C 616.
BALSON, 1123 Chestnut,

REAL ESTATE FOR SALE.

IMPROVED CITY PROPERTY.

ADELAIDE Ave., 3125—Two-story six-room brick dwelling; lot 25x142; price $3,000. Strodtman & Strodtman, 3617 N. Broadway.

ALLEN Ave., 2611—Seven-room house; all improvements; easy terms.

BACON St.—Fine flat, with all modern improvements, well rented. Adam Weber, 2711 Franklin ave.

BEAUTIFUL 5-room furnished flat, complete for housekeeping; lady leaving city; everything almost new; price $350. R 158, Republic.

BLAIR Ave., 4312—Two-story nine-room brick; all improvements made; price $4,000. Strodtman & Strodtman, 3617 N. Broadway.

COMPTON Ave., 3117 N.—Six-room brick dwelling, in 24th Church Parish. Adam Weber, 2711 Franklin ave.

COZENS Ave., 3736—Three-room brick cottage; easy terms and very cheap. Adam Weber, 2711 Franklin ave.

EASTON Ave., 2818—Three-room brick cottage, lot 25x80; all street improvements, side walk, city water, etc. Adam Weber, 2711 Franklin ave.

EASTON Ave., 2346-2348—Two frame houses, with lot feet frontage, or will sell one house, with lot to suit. Adam Weber, 2711 Franklin avenue.

EAST GRAND Ave. (East 4th)—Four-room house for $20 cash or $200 at $10 per month; or will trade for a team. Call on Sundays, Davies.

ELEVENTH St., 2712 N.—24x125; two-story six-room brick tenement; $2,200. J. H. Gundlach & Co., 3615 N. Broadway.

FLORISSANT Ave., 3123-4-6—50x127; one and two-story frames; rent $40 per annum; $2,000. J. H. Gundlach & Co., 3615 N. Broadway.

FRANKLIN Ave., 3113—Five-room brick house at a low figure. Adam Weber, 2711 Franklin ave.

GAMBLE St., 2816—Modern 10-room dwelling at a rare bargain. Adam Weber, 2711 Franklin ave.

JOHN Ave., 2914—Lot 100x150; improved property, corner John and Emily.

JOHN Ave., 4325—50x110; two-story seven-room frame; pretty home; $2,250. J. H. Gundlach & Co., 3615 N. Broadway.

LUCAS Ave., 3848—One-story frame dwelling; nice home for small family; price $1,750; lot 25x125. Strodtman & Strodtman, 3617 N. Broadway.

ONE two-story factory building, 55 feet front by 75 feet deep; a bargain. Call at once. A. Lagree, 2929 Pennsylvania ave.

PENROSE St., 2728—One-story brick, laundry cellar; vacant Round for part payment.

70 colored people, new 10-room flat; northwest; $750; small cash payment. W 150, Republic.

TWENTY-FIRST St., 4412 N.—Two-story eight-room brick; lot 25x125; large stable; price $3,000. Strodtman & Strodtman, 3617 N. Broadway.

WARNE Ave., 2536—25x67; two-story six-room frame; bath and modern conveniences. J. H. Gundlach & Co., 3615 N. Broadway.

WESTMINSTER Place, 4016-Two new Hyson stone fronts; hardwood finish, beautiful reception hall, tiled bathroom, granitoid cellar, stone porch with tile floor; strictly first-class; a cooled-off bargain. Open to-day.

A BARGAIN.
Tyler place, 4132 Cleveland ave., a modern 8-room slate-roof residence; bath, furnace, hardwood screens, cedar closet, hardwood mantels, gas fixtures; open Sunday.

FOR SALE.
A modern residence in the West End; fine reception hall, 32 rooms, bath, etc.; gas and electric fixtures, hot water heating (perfect); lot 50x200 feet; will sell for less money than cost. For key and price see
Thos. F. Farrelly, Real Estate Agent, 812 Chestnut st.

BARGAIN.
ELIGIBLE CORNER for DOCTORS, Etc.
N. W. Cor. Park Ave. and Armstrong.
No. 2201 Park ave., opposite Lafayette Park, elegant 8-room residence; bath, furnace; lot 50x140. JOS. ROEMMERER, 506 N. Eighth st.

FOR SALE.
1420 North Ninth Street
Store and 12 rooms; rent $25 per year; lot 25x127. Will pay 10 per cent on investment. Price, $2,000.
BARADA-GHIORZE CO.,
101 CHESTNUT ST.

OPPOSITE CONCORDIA PARK.
3101 Wyoming st., lot, Thirteenth st. and Lemp ave.; two-story brick dwelling, containing 8 rooms, laundry and cellar; lot 25x100 feet; price $2,250.
CHAS. F. VOGEL, 624 Chestnut st.

THIS IS ALWAYS RENTED.
And if you are looking for an investment, see No. 2204 Lemp ave., just south of Arsenal st.; 2-story 8-room brick dwelling, arranged for two families of exactly 50 feet; all street improvements made; price $2,500. CHAS. F. VOGEL, 624 Chestnut st.

MUST SELL—$3,250.
No. 4227 Cottage ave., just west of Marcus ave., 7 modern 8-room residence; reception hall, bathroom, furnace, street and sidewalk made; stable in rear; for 24 feet; this is a bargain and must be sold; possession given at $3,250.
CHAS. F. VOGEL, 624 Chestnut st.

A BARGAIN AT $2,200.
2811 Wyoming st., lot California and Oregon aves., a one-story 4-room brick house, with excavated basement and cellar; lot 25x125; street and sidewalks made. CHAS. F. VOGEL, 624 Chestnut st.

The Price Reduced to $6,000
This property cost the owner $8,500. No. 2908 Eads ave., southeast corner of Pennsylvania ave. If you are looking for something choice in the way of a residence, see this house; open for inspection.
CHAS. F. VOGEL, 624 Chestnut st.

$3,000.00 HOUSE FOR $2,000.00.
2-Story. 12 Rooms. 50x125 Feet.
I can sell you a 2-story brick and stone house situated in Carondelet. There is well built and cost the owner full $3,000. Contains 12 rooms; lot 50x125 feet. Very little cash required.
CHAS. F. VOGEL, 624 Chestnut st.

A FOURTH ST. CORNER
We are instructed to sell a very substantial four-story building, with lot 28 feet front, near Poplar st. The building may readily be altered for a wholesale's purpose. Property can be had for less than $30 a foot.
ADAM BOECK & CO., 622 Chestnut st.

CABANNE DISTRICT.

5643 Cabanne avenue, 50x198	$7,000
5669 Cabanne avenue, 50x189	7,000
5706 Cabanne avenue, 50x215	8,500
5653 Cabanne avenue, 46x185	7,000
5646 Clemens avenue, 60x185	6,200
5649 Cates avenue, 60x185	7,500
5169 Vernon avenue, 50x137	8,000
5326 Vernon avenue, 60x126.7	7,000
5322 Vernon avenue, 60x126.7	6,500
5370 Vernon avenue, 60x125	6,700
5493 Vernon avenue, 35x137.6	7,500
5618 Raymond place, 50x127	8,500
5586 Vernon avenue, 30x135	5,000
5726 Maple avenue, 40x133.6	5,000
5710 Maple avenue, 40x133.6	4,800
5211 Maple avenue, 37x137.6	6,300
5000 Maple avenue, 30x137.6	5,500
5004 Maple avenue, 32.6x137.6	6,500
5050 Bartmer avenue, 50x165	6,500
5640 Bartmer avenue, 50x162	6,500
5644 Bartmer avenue, 50x162	6,700

J. T. DONOVAN R. E. CO.,
813 Chestnut St.

SPRING BARGAINS.

3928 Cottage Avenue
Is a two-story frame house with a finished basement; brick foundation; has seven rooms; lot 25x120 feet; will be sold for $1,600.

2618 Madison Street
Is a two-story brick house; contains four rooms and cellar; rented to two tenants; lot 25x140; will be sold for $2,300.

2736 Madison Street.
A two-story brick house of six rooms, with lot 25x120 feet; will be sold for $2,300.

4448 Ferdinand Av.
A one-story brick house; four rooms; lot 20x130; will be sold for $2,200.

5738 Garfield Avenue.
A frame house; containing four rooms; lot 60x150; will be sold for $1,850.

5823 Garfield Avenue.
A two-story brick house; two flats; three rooms each; with lot 50x125 feet; will be sold for $2,400.

4310 Labadie Avenue.
A one and one-half story brick house; has five rooms; lot 25x120; will be sold for $2,500.

4248 Evans Avenue.
A two-story brick house; two flats; four rooms each; lot 25x120; will be sold for $4,000.

1218 Shawmut Place.
A two-story brick residence; eight rooms; lot 25x139; will be sold for $3,000.

Wagner Avenue.
(South side, fourth brick house west of Suburban tracks), a very neat six-room brick house; lot and cold water, bath, sewer and all conveniences.

J. T. Donovan R. E. Co.,
813 Chestnut St.

ONLY $100 IN CASH REQUIRED.
BUY A HOME WITH RENT MONEY.
3941 Iowa ave., between Keokuk and Osage sts., a 2-story, 6-room brick dwelling, arranged for one or two families; granitoid cellar; lot 25x125 feet. Look at it to-day.
CHAS. F. VOGEL, 624 Chestnut st.

REAL ESTATE FOR SALE.

IMPROVED CITY PROPERTY.

CABANNE Ave., 5325—Fine 9 rooms, modern brick; big lot; fine trees; bargain.
LOVE & SONS.

CASTLEMAN Ave.—New, modern 8-room brick; furnace, beautiful mantels, street, sidewalks and all improvements made; $3,800; $200 cash, $25 monthly. Includes interest. Richardson, 407 Odd Fellow building, Sixth and Locust sts.

ELEVENTH St., 4020 N.—Cheap; 8-room house; hot and cold water; gas and bath.

MORGAN St., 5046—Good 8 rooms; rock front; nearly new; $1,000 off.
LOVE & SONS, 300 N. Eighth st.

NINE rooms, modern, brick or stone, in Cabanne district; pay cash.
LOVE & SONS.

SLATTERY St., 2639—Six-room frame house; rent $144; price $1,000.

2843 Henrietta st., 8-room brick house; lot 30x130; price $2,200.

1779 Preston place, just south of Lafayette Park; 8 rooms; $2,750.

2323-29 Walnut st.; flats paying $600 per year; $5,200.
ADAM BOECK & CO., 622 Chestnut st.

FOR SALE--4064 JUNIATA ST.
The finest house south of Tower Grove Park; in beautiful Russell place; cost owner $3,900, and could not be duplicated for $4,000 at present prices for building material; pressed-brick front, 2-story, 8-room, with attic and basement, arranged for one or two families; bath on second floor; lot 25x124 feet; if taken at once, $3,600; terms to suit.
CHAS. F. VOGEL, 624 Chestnut st.

PRICE ONLY $1,550.
3824 Utah st., southeast corner of Oregon ave., a one-story 4-room brick house, with finished basement; lot 25x100 feet; two-story stable. See this if you want a bargain.
CHAS. F. VOGEL, 624 Chestnut st.

A HOUSE FOR FOUR FAMILIES.
2509 and 2511 Texas Ave., Between Victor and Sidney Sts.—A double two-story brick dwelling, containing 12 rooms, attic, basement and cellar; lot 50x125 feet; price $3,600.
CHAS. F. VOGEL, 624 Chestnut st.

FOR SALE.

West Belle and Newstead, s. e. cor., 80x115	$5,000
Westminster and Lake, n. e. cor., 87.6	8,500
Minerva and Lucretia, n. e. cor., 50x125	1,150
Clara and Hiffre, s. e. cor., 50x125	1,200
Maryland ave., n. side, between Maple and Whittier; 100x125	9,750
Cherokee and Missouri, n. e. cor., 50x125	4,400
King's highway, east of Euclid, 125x160	6,000
Ranken ave., e. side, 190 s. of Laclede, 50x112	2,500
Shaw ave., s. side, bet. Grand and Spring, 50 feet	2,000
Manchester ave., n. side, 100 w. of Leonard, 25x140	1,875
Leonard ave., 50x112, s. of Laclede	2,000
Laclede ave., s. side, 32 east of Leonard, 25x139	1,875
Compton ave., w. side, 240 s. of Laclede, 30x112	2,500
Grand ave., s. of Rutger, 100x90	7,000
St. Louis ave., 200 w. of Taylor, 100x160	2,500
Bartmer, n. e. cor. Hamilton, 50x162	2,500
Michigan ave., s. w. cor. Potomac, 229.75x140	2,000
Minnesota, e. s., bet. Potomac and Miami, 25x125	1,625
Tenth st., n. s., 25x127, near Cass ave.	1,800
Jefferson, south of Lynch, 25x124	1,000
Potomac, n. w. cor. Michigan ave., 60½ feet	500
Minnesota, n. e. cor. Potomac, 40 feet front	500
Michigan, n. w. cor. Catalan, 25x125	450
Minnesota, n. s. cor. Catalan, 42.6x135	525
Michigan and River des Peres, 115 feet front	700
Tennessee, bet. Potomac and Miami, 50x125	700
Michigan, bet. Potomac and Cherokee, 52.8x125	800

E. H. BENOIST, Room 606 Burlington building, 310 Olive st.

"MODERN RESIDENCES."
(NOTE LARGE REDUCTIONS.)

Bayard ave., 786, 8 r., $4,000.
Berlin ave., 4616, 12 r., $11,500.
Belle pl. 21, 16 r., $60,000.
Chestnut st., 3547, 10 r., bargain.
Cook ave., 4213, 6 r., $4,000.
Delmar boul., 3700, 12 r., $20,000.
Fairmount ave., 5005, 10 r., $6,500.
Finney ave., 3943, 7 r., $4,000.
Fountain ave., 4851, 7 r., $3,750.
Fountain ave., 4904, 8 r., $5,700.
Forest Park boul., 4302, 10 r., $8,500.
Forest Park boul., 4958, 11 r., $11,000
Laclede ave., 4480 8 r., $7,000.
Lindell boul. 4359, 12 r., $45,000.
Lindell boul., 4054, 8 r., $11,000.
Lucas ave., 3435, 10 r., $6,500.
Maryland ave., 4472, 9 r., $7,000.
McPherson ave. 4220, 7 r., $7,000.
McPherson ave., 4308, 12 r., $11,000.
Morgan st., 4218, 9 r., $6,000.
Page boul., 4335, 8 r., $5,250.
Page boul., 3644, 6 r., $3,500.
Ridge ave., 5235, 9 r., $4,500.
Taylor ave., 362 N., 10 r., $15,000.
Washington ave., 4304, 12 r., $10,750.
Washington ave., 3942, 12 r., $11,000.
Washington boul., 5050, 12 r., $14,500
West Belle, 4320, 8 r., $6,500.
Westminster pl., 4249, 10 r., $15,000.
Westminster pl., 4549, 13 r., $15,000.
Westminster pl., 5032, 10 r., $10,000.
West Pine boul., 4438, 11 r., $15,000.
West Pine boul., 4409, 14 r., $25,0000.

Just a few selections from our price list. We have many others which we will be pleased to offer prospective purchasers. Please call if intending to purchase this spring.

MERCANTILE TRUST CO.,
EIGHTH AND LOCUST.

"CABANNE DISTRICT."
NO REDUCTIONS.

Bartmer ave., 5939, 10-r. stone, $6,000
Bartmer ave., 5747, 9-r. brick, $8,000.
Cabanne ave., 5146, 12 r., stable, $8,000
Cabanne pl., 5674, 8-r. brick $6,000.
Cabanne pl., 5642, 14 r., $14,500.
Cates ave. 5634, 8 r., stable, $6,000.
Cates ave., 5723, 10-r. brick, $9,000.
Cates ave., 5616, 12 r., 2 baths $10,000
Chamberlain ave., 5554, 10 r., $8,000.
Chamberlain ave., 5531, 10 r., $8,500.
Clemens ave., 5638, 7-r. frame, $4,200.
Clemens ave., 5736, 11-r. frame, $8,000
Etzel ave. 5887, 12-r. brick, $11,500.
Maple ave., 5863, 8 r., $12,000.
Maple ave., 5858, 10 r., stable, $15,000
Plymouth ave., 6205, 10 r., $7,000.
Vernon ave., 5207, 9 r., $6,400.
Von Versen ave., 5561, 9 r., $7,500.
Von Versen ave., 5560, 9 r., $5,000.

Just a few descriptions from our price list. We have many others to offer prospective purchasers. Please call if intending to buy this spring.

MERCANTILE TRUST CO.,
EIGHTH AND LOCUST STREETS.

REAL ESTATE FOR LEASE.

FOR LEASE.
LARGE BUILDING FOR FACTORY.
305 N. Main St.—Four stories and basement; electric elevator; rent low.
ADAM BOECK & CO., 622 Chestnut st.

FOR LEASE.
510-12 Washington Av.
Eight stories, including basement; 47,000 square feet; 46 feet front, 150 deep; one passenger and two freight elevators. Possession at once. First-class condition. Apply to
A. D. CUNNINGHAM, Sec'y,
Room 507, 421 Olive.

FOR LEASE.
313-15 North Second St.
Four-Story Building, 32x150 feet.
Apply to
A. D. CUNNINGHAM, Sec'y,
Room 507, 421 Olive.

REAL ESTATE CARDS.

MANAGE ESTATES. COLLECT RENTS.
LOVE & SONS, Real Estate.
Loan money at very lowest rate and cost to borrower. Notaries and conveyancers. J. P. LOVE, Expert on Real Estate Values, 308 N. 8th.

MALCO M MACBETH
Collects rents, buys and sells property and makes realty loans. 108 N. Eighth st.

REAL ESTATE FOR SALE.

UNIMPROVED CITY PROPERTY.

CHOICE lot 85x210, south side Wells ave., 140 feet east of Union ave.; will sell in lots to suit. Thos. J. Fishlive, 2614 Cass ave.

CHOICE lot 75x127, south side Cote Brilliante ave., 400 feet east of Hamilton ave.; will sell in lots to suit. Thos. J. Fishlive, 2614 Cass ave.

RIDGE Ave., Southwest