IMPROVED CITY PROPERTY FOR SALE.

Beautiful Westminster Place House
For Sale at a Bargain.

One of the most substantial and best-proportioned residences in the Central West End. The house faces south and the front is well set off by a fine red rock porch that extends half way round the east side. Main entrance is well protected by a fine marble-floored vestibule. A heavy oak door, with plate glass and wrought-iron guard of decorative style, opens into the main hall, which is of generous dimensions, wainscoted, beamed and paneled in natural quartered oak. The floors are of fine-grained polished oak. The wainscoting continues not only around the first floor, but extends up the handsome oak stairs and around the second-floor hall.

Large sliding doors connect the reception hall with the drawing-room. Adjoining this is a finely finished library, with permanent bookcases built to match the finish, and next the dining-room, in corresponding taste and elegance. These three rooms and the hall, when thrown open, make a charming suite for any function that requires large floor space.

The first floor also contains all necessary closets, a large kitchen and an exceptionally complete butler's pantry. The main staircase leads to a hall in the middle of the second floor, from which all rooms open. There are five beautiful bedrooms, four of which are connecting; a modern marble bathroom, numerous closets and every other convenience.

The third floor contains two sleeping-rooms, one good-sized storeroom and a very large one to be used either as a ball or billiard room.

House is heated by a modern double hot-water plant. Basement is high, perfectly dry and contains, besides fine laundry, with permanent tubs and other necessities, a complete filtering plant that supplies the whole house; also a fine, cool wine cellar, bins for soft and hard coal, etc.

An unusual feature of this house, which shows the character of its construction, is the inside brick walls, which, beginning in the basement, rise clear to the second story. The whole house is nicely decorated and in perfect condition; is built on a beautiful lawn 83 feet wide, and located in a most desirable residence neighborhood, where all occupants are owners, and property is kept at its best. Purchaser may have option of taking the house completely furnished if desired. Further particulars on application. Can be sold at a very low price if taken at once.

MERCANTILE TRUST CO.
Eighth and Locust Sts.

TOMBRIDGE,
324 CHESTNUT STREET.

A residence near the beautiful O'Fallon Park in North St. Louis:
No. 2618 Adelaide Ave.—
A two-story brick; five rooms, hall, bath and laundry; large frame stable in rear; lot 25x142; granitoid sidewalk, sewer, gas and alley made; price $4,000.

ON MONTHLY PAYMENTS.

No. 4038 Nebraska Ave.—
A seven-room and bath brick residence; lot 50x122; nice lawn, fruit and shade trees and fine vegetable garden; will sell to responsible party on easy terms; a few hundred dollars down and balance to suit; possession at once; owner has bought another house and going to move. Look at it at once; it is a bargain.

A MODERN FLAT.

Nos. 2952 and 2952A S. Grand Ave.—
A two-story brick flat, arranged for two families; four and five rooms, bath, front hall, hot and cold water, cemented cellar and all modern conveniences; lot 25x125; price $5,200.
No. 4178 S. Compton Ave.—
A two-story brick flat, arranged for two families; four and five rooms, bath, hot and cold water, hot-air furnace, cemented laundry, large shed in rear; lot 25x125; price $4,300.
Nos. 2467 and 2469 A Alberta St.—
A two-story brick flat, arranged for two families; four and five rooms, bath, hot and cold water, front and rear entrance, separate furnace for each floor, cemented cellar and laundry; lot 24x125; price $5,200.

TOMBRIDGE,
324 CHESTNUT STREET.

HOMES FOR SALE.

2121 N. Grand ave., 2-story brick, 7 rooms; lot 30x159 feet; $5,000.
Also
2616 Texas ave., 2-story brick, 8 rooms; lot 25x125 feet; $5,000.
Also
2709 Shenandoah ave., 2-story brick, 8 rooms; lot 25x125 feet; $2,750.
Also
1121 Aubert ave., 2-story brick, 7 rooms; lot 25x170 feet; $2,700.
Also
1732 Hackstone ave., 2-story brick, slate roof; lot 25x125 feet; $2,400.
Also
2238 Gaines st., 2-story brick, 6 rooms; lot 25x120 feet; $2,000.
Also
4032 Nashville ave., 1-story brick, 4 rooms; lot 25x106 feet; $1,250.
Also
2708 Sheridan ave., 1-story brick, 3 rooms; lot 25x122 feet; $1,050.
Also
4469 Vista ave., 1-story brick, 2 rooms; lot 25x122 feet; $1,250.
For terms and further particulars see
KEELEY R. E. CO., 1113 Chestnut.

MAGNIFICENT NEW
DOUBLE HOUSE.
5095 WESTMINSTER PLACE
ONE SOLD.

12 rooms, storage room, 2 china closets, separate marble bath and toilet on second floor; bathroom on third floor; first floor finished in quarter-sawed oak; reception hall and dining-room wainscoted; first floor covered ceilings; marble floor in vestibule; handsome stairway leading to second floor; elegant stained-glass windows; beautiful mantels; slate sinks and washtubs; Spence hot-water heat; large butler's pantry and linen closet; tiled porch; steel beams; lot 26x150. Open to-day. Price $18,000.
J. M. LEVY & CO., 814 Chestnut st.

807-9 EIGHTH ST.—"CHEAP."

West side, between Morgan st. and Franklin ave.; 40x134; old improvements.
GIRALDIN BROS. & CATES, 110 N. 8th st.

Move Right Into 5363 Theodosia Ave.

This is a beautiful 5-room slate-roof brick cottage, built four years ago for a home; has fine inside finish, front and side entrances, in first-class condition; fine yard; trees and shrubbery; lot 25x140. The owner would like to have $2,500. Go and see this; it will be love at first sight. Open to-day from 2 to 5 p. m.
KOLLAS & BRINKOP, 1138 Chestnut st.

BEAUTIFUL HOME.

Labadie Ave. (Between Marcus and Euclid, North Side)—Nine-room house, with all modern conveniences; good car service. Apply
GREER-ANDERSON REALTY CO., 713 Chestnut st.

INVESTMENT.

2921-23 Wash st.; good flats, well rented; lot 33.8x143; bargain; price $6,700.
GIRALDIN BROS. & CATES, 110 N. 8th st.

17 Per Cent on Your Money.

Fine Business Corner Cut to $6,000.

Being the southeast corner Soulard and Menard sts.; has a double 2-story brick store building on corner and two 2-story brick buildings on Soulard st.; renting (old rent) for $1,000 per annum; see us at once; this is a snap.
KOLLAS & BRINKOP, 1138 Chestnut st.

WELLS, 5643 Five and six room flat; new; bath and laundry; price, $4,000; lot 25x150.
SURKAMP-GIVANS R. CO., 4209 Easton ave.

DESIRABLE DWELLINGS.

Seven rooms, reception hall, oak finish, furnace; Arlee Station; convenient to Tower Grove and Suburban cars; $500 cash, balance monthly.
Five rooms and large cellar; Tyler ave., near Dretto Station; lot 35x207; city water; ten minutes to Tower Grove and Suburban cars; $200 cash; $20 per month.
Seven rooms; bath; 2½ acres; Kirkwood; $1,000 cash, balance to suit; will exchange for city property. Apply to
E. W. LEE, 420 Fullerton building.

$6,250 Delmar Flat

If you want a snap, look at 5980 Delmar boulevard; 5 and 6 room flat; splendid condition; rent $720 a year; lot 25x170; will be valuable some day for business purposes; easily converted into this now.
J. M. LEVY & CO., 814 Chestnut st.

NO. 3941 FINNEY AVE., $3,300.

Stone front; 4 rooms; hall, etc.; stable; lot 21x147.
GIRALDIN BROS. & CATES, 110 N. 8th st.

3110 Wyoming St., a Beautiful Place.

This is an elegant one-story 5-room brick cottage; fine grape arbor, fine yard, bath, etc.; must be seen to be appreciated; must sell at once; open for inspection, and possession given at short notice. For particulars and prices see
KOLLAS & BRINKOP, 1138 Chestnut st.

1105 RUTGER CUT TO $4,250.

This is 50 per cent of its real value; a three-story nine-room stone-front, for quick sale; first-class neighborhood; get card of admission.
KOLLAS & BRINKOP, 1138 Chestnut.

FOR SALE—DWELLING, 2635 RUSSELL AVENUE.

Nine rooms, hall, furnace, bath and hot water; lot 50x135; will sell cheap.
GIRALDIN BROS. & CATES, 110 N. 8th st.

Ten-Room Residence.

For Sale—Handsome modern brick, on Cabanne ave. Possession in 30 days. Easy terms; lot 50x200. Call or write 610 Commonwealth Trust building.

WESTMINSTER

Residences, between Vandeventer and Sarah; nine rooms; all conveniences; hardwood finish; first-class; immediate possession given. Price, $5,200.
SURKAMP-GIVANS R. CO., 4209 Easton ave.

$2,300 BUYS

Nice pair flats in West End; renting for $324 a year; would be cheap at $2,700.
HARRIS & WENGLER, 719 Chestnut st.

LOOK AT THESE SMALL HOMES.

4035 Green Lea place, a one and one-half story frame; 4 rooms; lot 25x110; $1,700.
1511 Angelrodt st., a 4-room frame; lot 26x97; $1,000.
4207 Warne ave., a 4-room cottage; lot 25x110 to alley; $1,300.
4016 Glasgow ave., a 4-room brick; city water and sewer; lot 25x110; $1,300.
4022 Glasgow ave., a 4-room brick; city water and sewer; lot 25x110; $1,300.
4212 De Soto ave., a 1-story 5-room brick; lot 25x120; $1,750.
912 La Beaume st., a 2-story 4-room brick; lot 17x108; $1,700.
812 and 816 Gano ave., two 4-room brick dwellings; lot with each house 25x70; each, $1,800.
2441 Wren ave., a 2-story 6-room frame; lot 30x140 to alley; $2,000.
1209 North Market st., a 2-story brick; 6 rooms; arranged for two families; lot 25x112; will exchange for a farm; $2,000.
Look at 2703 Madison st., a 2-story 6-room frame dwelling; large porch; lot 25 feet, running through to Maiden lane; a bargain at $2,000.
4220 Grove st., a 2-story 6-room frame; water and gas; lot 26 feet; $2,150.
4364 Vista ave., a 2-story brick; 2 flats; 4 rooms each; lot 50 feet; a bargain; $2,300.
4138 Shenandoah ave., a 2-story brick (corner), 2 completed flats; 5 rooms each; $4,750.
3722 N. Twenty-fifth st., a 2-story 8-room residence; corner lot; 50 feet; $7,000.
Look at 811-13-15 Mallinckrodt st., three 2-story 4-room brick dwellings and a double 2-story brick in rear; lot 50x100; the whole rents at $52.50 per month; bargain at $7,000.
Also, I have a number of large tracts for manufacturing purposes, with switch facilities, which I offer at great bargains.
C. C. CRONE, 2801 N. Broadway.

JAMES M. FRANCISCUS & CO., 703 Chestnut.
CORNER BARGAIN, $12,000.

Southwest corner Tenth and Park ave., lot 66.6"x119 feet, four two-story brick houses on Park ave.; two stores and one double three-story brick on Tenth st.; all in good condition; granite walks; on Park ave., rent $1,830 per year; only $4,200 cash required; will always bring revenue.

LACLEDE AVE. BARGAIN.

Four 2-story 9-room stone-front houses on Laclede ave., east of Grand ave.; rent $240 per month; will sell the four houses for $18,500, or will sell separate at $4,600 each; terms can be arranged.

FINE RESIDENCE BARGAIN.

3635 Laclede ave., large three-story stone-front dwelling; 12 rooms; all modern conveniences; lot 50 feet front; rent $1,200 per year; price $9,000.

$300 CASH BUYS THIS.

Brentwood, Mo.; about one mile from World's Fair; one fine 6-room frame house and 2-story double store building, with five rooms above; lot 100x200 feet; rent $600 per year; must sell at once. See us

ONLY $300 CASH.

Pine st., east of Grand ave., one large 11-room house; lot 35x150; price $5,750; also one 7-room house; lot 25x150; price $4,000; will sell on terms; $500 cash payment on each house; balance monthly.
JAS. M. FRANCISCUS & CO., 703 Chestnut st.

1525 PINE STREET.

Three-story brick; lot 19x109.
GIRALDIN BROS. & CATES, 110 N. 8th st.

4058 Connecticut St.

I have for sale one of the prettiest 5-room frame cottages south of Tower Grove Park; lot 50x125; shade trees and shrubbery, granitoid walks; close to schools and churches. Don't fail to see this pretty place; price $2,650.
F. E. NIESEN, Tenth and Chestnut sts.

$8,500—SINGLE FLAT.

Buy building No. 5052 Kensington ave.; 5 and 7 rooms; two rooms on third floor; this is a good building to live in rent and rent the other; rents for $960 year; lot 30x110.
J. M. LEVY & CO., 814 Chestnut st.

3020-22 MANCHESTER AVE. 3021-23 CLARK AVE.

Four flats on Manchester and two 6-room brick houses on Clark ave. The property is in good condition and as an investment cannot be surpassed. Examine this, and we will give you facts and figures as to income that will certainly convince.
JOS. P. WHYTE REAL ESTATE CO., 721 Chestnut st.

PRETTY COTTAGE.

A beautiful, well-built Queen Anne brick cottage; lot 40x125; situated south of Tower Grove Park; No. 4110 Connecticut st., consisting of 2 large rooms on first floor and one large room on second floor; close to good schools and churches. If you want a bargain in a small house, don't fail to see this home; price $2,250.
F. E. NIESEN, Tenth and Chestnut sts.

Strictly Investment Property.

Three stores and two flats above; no advanced rents; income $1,500; centrally located. Price, $14,000.
C. W. BARNES, 216 Walnwright building.

FOR SALE, WELL-BUILT HOME IN BEAUTIFUL ROE HAMPTON, 3524 VICTOR ST., Near Grand Ave.

A first-class residence, containing 8 rooms, handsomely finished throughout; reception hall, gas and electric fixtures, screens, furnace, shades and mantels; tiles and grates in every room; neat billiard-room; will make reasonable terms. Lot 40x257, 6". Price, $9,500.
GILALDIN BROS. & CATES, 110 N. Eighth.

4733 COTTAGE AVE.—$3,800.

Large frame house of 9 rooms; hall, bath, etc.; large lot; $4,114.
GIRALDIN BROS. & CATES, 110 N. 8th st.

ST. VINCENT AVENUE FLAT.

No. 3135 St. Vincent ave.; fine flat, 4 rooms and bath first floor; 4 rooms, alcove and bath second floor; lot 26x125; price $4,800.
ALBERT WENZLICK, 1030 Chestnut st.

$6,500 WILL BUY

2914 and 2916 Cook ave.; two splendid 6-room and bath houses; furnaces, hot and cold water; every convenience; rent $750 a year; lot 25x146; this is a splendid investment; or, if your landlord has raised your rent too high, buy this and live in one; come quick if you want this; the building would cost this alone; it's a snap.
J. M. LEVY & CO., 814 Chestnut st.

WESTMINSTER PLACE.

West of Spring.

11-Room Residence at a Sacrifice.

COMMONWEALTH TRUST COMPANY.

Bargain—8-Room Flat

No. 4222 Chouteau ave.; well-built 8-room flat; 4 rooms and bath on each floor; rent $525 per annum; owner is a nonresident and wants to sell. This is a first-class investment; price $4,000.
F. E. NIESEN, Tenth and Chestnut sts.

Cheap Lots on Evans Ave., $25 Per Foot.

North and south side, 505 feet east of Marcus ave.; anxious to sell.
GIRALDIN BROS. & CATES, 110 N. 8th st.

CHEAP DWELLING—$3,200.

No. 4622 Tennessee ave., 7-room dwelling; 13-inch walls all around; lot 30x142.6; a bargain.
ALBERT WENZLICK, 1030 Chestnut st.

FOR SALE FIRST-CLASS BUSINESS PROPERTY.

111, 113, 115 and 119 S. Sixth st., four 3-story brick stores. Make me a cash offer on this property.
THEO. DEPORRET, 907 Chestnut st.

ONLY $3,500,

2115 Sidney st., an eight-room brick for two families; lot 25x125; terms to suit; price $3,500.
ARTHUR G. PRINTZ, Ninth and Russell.

IMPROVED CITY PROPERTY FOR SALE.

$500 TO $1,000 CASH AND MONTHLY PAYMENTS
Will Buy Any of the Following Properties. Buy Now and Stop Paying Increased Rents.

1912 Recon, 6 rooms	$2,500	2837 Dayton, 12 rooms (flat)	$6,500
4336 Garfield, 7 rooms	2,500	1212 Dillon, 6 rooms	4,000
3726 Howard, 8 rooms (flat)	2,300	3859 Finney, 6 rooms	4,000
1907 Laflin, 8 rooms (flat)	2,300	2832 Garfield, 7 rooms	4,000
2551 Montgomery, 6 rooms (flat)	2,250	1314 N. Grand, store; flat, 4 rooms	5,000
3428 School, 6 rooms	2,250	2422 N. Grand, 9 rooms	6,000
3658 Theodosia, 6 rooms, 50-foot lot	2,500	2726 Lafayette, 7 rooms	4,250
2913-15 Thomas, two 6-room houses	2,250	2204-06 Mullanphy, four flats, 18 rooms	5,000
3526 Wells, 6 rooms, attic	2,150	4031 Page, 10 rooms; lot 50x122	3,500
3212 Dakota, 7 rooms (flat)	4,250	2211 Pastery, 10 rooms (flat)	4,000
4112 Cook, 10 rooms	5,500	1461-63 Sarah, four 3-room flats	3,000
2221-23 Carr, two 6-room houses	4,500	3528 Shenandoah, 11 rooms, two flats	3,100
2216 Chestnut, 7 rooms, attic	2,500	2715 Thomas, 5 rooms (flat)	4,000

Money to loan at lowest rates.
RICE-DWYER REAL ESTATE CO., 322 Chestnut Street.

BARGAINS IN THE CENTRAL DISTRICT EAST OF GRAND AVE.

2915	Lucas, 8 r., 26x125	$ 4,000
2907	Lucas, 8 r., 27x125	4,000
1013	N. Leffingwell, 9 r., 18x100	4,200
2309	Lawton, 8 r., 25x125	4,500
2323	Lawton, 8 r., 25x128	4,500
2920	Morgan, 10 r., 33.4x134	4,500
2905	Lucas, 18x135, 8 r.	4,500
2334	Lawton, 9 r., 25x128	5,000
3542	Lawton, 9 r., 25x128	5,000
3002	Morgan, 10 r., 33.4x134	5,000
3516	Laclede, 9 r., 30x140	5,500
2412	Franklin, 9 r., 23x150	5,500
3450	Pine, 9 r., 25x128	6,250
3438	Lawton, 20.6x128, 12 r. and large brick stable	7,000
2328	Washington, 12 r., 30x139	7,000
3936	Lucas, 10 r., 50x125	7,000
719	N. Garrison, 10 r., 25x100	7,500
721	N. Garrison, 10 r., 25x100	7,500
2438	Lucas, 9 r., 25x128	7,500
3494	Pine st., 27.6x128, modern 14 r., hardwood floors	8,500
2820	Locust, 10 r., 50x134.8	8,500
3502	Locust, 11 r., 50x125	8,000
2422	Lawton, 18 r., 25x128 (corr)	9,500
2322	Pine, 60x128, 12 r. and stable; very elegant	20,000

WEISELS-GERHART R. E. CO., 104 N. Eighth st.

FOR SALE
A FEW Bargains IN
Modern West End Residences

No. 4616 McPherson Ave.

Lot 30x130; 10 rooms.
Price $11,000

No. 3744 Washington Ave.

Lot 40x160; 11 rooms.
Price $12,000

No. 5041 McPherson Ave.

Lot 75x185; 12 rooms.
Price $12,500

No. 3757 Westminster Place.

Lot 50x150; 12 rooms.
Price $13,500

STORM & FARISH
112 N. EIGHTH ST.

INVESTMENT.

N. E. Cadillac Ave. and Lawrence St.

Good, substantial store building on corner, with store on Lawrence st.; also stable in rear; also double set of flats adjoining on the east; all in good condition; lot 62.6x120; price $15,000; rent, $1,800.
GIRALDIN BROS. & CATES, 110 N. 8th st.

$7,500, DELMAR FLAT.

Here is a good purchase; 5052 Delmar ave.; 2 flats, 5 and 6 rooms; monthly tenants; lot 29x170; renting for $840 year; remember, this is the boulevard, and property there will be valuable.
J. M. LEVI & CO., 814 Chestnut st.

ONLY $500 CASH

Balance $40 per month, will buy 5564 Vernon ave.; 8 rooms, bath, furnace; lot 30x140. Open for inspection. Possession at once.
Price, $5,000. Don't fail to see it.
RUTLEDGE & KILPATRICK R. CO., 717 Chestnut St.

1307 KENTUCKY AVE.

Neat brick cottage; 5 rooms; well built; good condition; lot 25x150; easy payments; price $1,750.
GIRALDIN BROS. & CATES, 110 N. 8th st.

GLENDALE.

For Sale—Fine suburban home at Glendale; five acres; modern house, in perfect repair; hardwood finish throughout; ten rooms; bath; large barn and outbuildings; running water; fine fruit and garden; two car lines; also Missouri Pacific and Frisco; 35 minutes to Union Station. To see property, Meramec Highland car to Berry road. A. J. Meier, care National Lead Co., Tenth and Clark ave.

ELEGANT SINGLE FLAT.

Just think! You can buy a flat renting for $960 a year, besides being one of the best constructed buildings in this city, for $6,900, on easy terms; it contains 5 and 6 rooms, furnaces, wired for electric lights, steel beams and supported by steel posts; lot 30x135; the number is 3135 Fairmount ave. After reading this take the Suburban cars and look at it.
J. M. LEVI & CO., 814 Chestnut st.

Possession at Once.

4229 Russell ave., just east of Tower Grove ave.; 2-story 7-room brick residence; slate roof; bath, finished attic, furnace, cemented laundry; lot 35x122. Price $3,300. Look at it to-day.
CHAS. F. VOGEL, 624 Chestnut.

Ready to Move Into

INSPECT IT TO-DAY.
5187 Morgan St.
Hardwood Floors.
Hot-Water Heat.

10 rooms and modern bathroom; first floor oak, second curly yellow pine. Carefully inspect and then see us for full particulars.
JOS. P. WHYTE REAL ESTATE CO., 721 Chestnut St.

DOUBLE FLAT.

613 and 617 Bushy ave.; Carthage stone; 4 flats, 4 rooms each; rent $1,200 year; price $11,000; lot 37x125; a good purchase.
J. M. LEVI & CO., 814 Chestnut st.

Beautiful Modern Residence Sacrifice

4618 McPherson ave., new and modern in every respect; a strictly up-to-date home; contains hardwood finish throughout; modern plumbing; hot-water heat and in excellent condition. The house cost the owner $16,000 one year ago. For certain reasons he desires an immediate sale. Call on owner and get payment and monthly payments if desired. Call at office for card of admission.
JOHN L. McDOWALL, 627 Chestnut st.

CHOICE BUSINESS CORNER

Facing Lindell Place.

2108 and 2112 Prairie ave., northwest corner of Sullivan; two one-story frame cottages of 3 and 2 rooms, attic and cellar; lot 154x85ft. Price $2,500.
CHAS. F. VOGEL, 624 Chestnut.

KENSINGTON AVENUE

Eleven of Union; 50x170; 18 buildings being erected here; see me at once about this.
C. W. BARNES, 216 Walnwright bldg.

Carthage Stone Flats.

$2,000 will buy 5008 Fairmount ave.; 2 flats of 4 and 7 rooms; lot 30x135; rent $840 a year; if you want to reduce your expense or can't find a home buy this, as it's a good purchase.
J. M. LEVI & CO., 814 Chestnut st.

16½% INVESTMENT.

2322-2324-26 Biddle st., four 2-story brick dwellings of 8 rooms and cellar; attic finished; basement to each; also three 2-story brick dwellings in rear containing 6 rooms and cellar to each.
CHAS. F. VOGEL, 624 Chestnut.

NO WORLD'S FAIR BARGAIN.

Nine-room brick house; Maple ave. near Hamilton; owner is leaving city and wants to sell.
ODON GUITAR, JR., 817 Chestnut st.

CAN TRADE
FACTORY SITE FOR FLATS.

A corner; 36,250 square feet; light for 450 feet on three sides; 10 minutes' walk to Courthouse or 4 minutes by trolley or liner; 2 blocks from R. R. switch; streets made; will take good flats at cash value and assume $10,000 to $12,000, or sell cheap.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

No. 1615 South Compton.

Elegantly designed; superior construction; ten large, handsome rooms; hot-water heat; large lot; chance to secure fine home in excellent locality.

No. 2616 Aeomac St.

Perfect home; architect's best production in every detail; 8 rooms and large reception-room; thick hardwoods throughout; nice 45-foot front lot; price reduced to make quick sale.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

DESIRABLE RESIDENCE.

No. 1726 Waverly place; 8 large rooms and finished slate-roof attic; strictly modern; extra well built; commodious house; choice location.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

Rent $2,100, Price $13,500—16%

1201, 1203, 1205, 1207, 1209 S. Fourteenth st.; 5 houses, 2-story and mansard; stone front; gas, bath, hot and cold water, laundry; street, sidewalk, sewer, alley made; lot 92.6x100.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

No. 3315 St. Vincent—$3,950

Seven rooms, reception hall; slate roof; attic; pice, large rooms; front porch and nice lot; 25x125.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

2853 EADS AVE.

Two-story brick dwelling; slate roof; reception hall; 7 rooms and attic; cemented cellar; bath, hot and cold water; modern finish; street and sidewalk made; lot 50x125; a handsome home. Price reduced to $5,800.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

7 Rooms, Lot 100x200 Ft.—$2,975

No. 1221 Childress ave., south of Forest Park; elegant, modern frame cottage; trees, shrubbery, etc.; pretty place.
HENRY HIEMENZ REALTY CO., Agent, 624 Chestnut st.

Price Reduced to $3,700.

2626 Garfield ave.; two-story brick dwelling, 7 rooms, bath, hot and cold water, cellar; Lot 24x129.
CHAS. F. VOGEL, 624 Chestnut st.

TO CLOSE AN ESTATE
2240 SULLIVAN AVE.

Will be sold at a sacrifice. A modern set of flats, consisting of one 5-room, reception-hall flat on first floor, and two 5-room flats on second floor; stable, laundry, etc. This is a good investment. Rents have not been raised. Income $504 per year. Call for further particulars.
Holbrook-Blackwelder Real Estate Trust Co.
812 OLIVE ST.

Nice Cottage, With Large Lawn.

2829 Lincoln ave., between Prairie and Vandeventer; a one-story frame cottage of five rooms, pantry, cistern; lot 75x120. Price, $1,500.
CHAS. F. VOGEL, 624 Chestnut st.

GRACE & SONS,
100 N. EIGHTH ST.

4624 Westminster, 4 and 5 room apartments; steam plants; comb. fixtures; every possible convenience, and located just west of Fullerton place; present rentals, $47.50 and $50; no lease; price, $10,500.
5037-39 Kensington, 6 and 7 room modern flats; separate steam plants; rent $1,110 each; price, $9,750 each.
4308-10 Cabanne, 4 flats, 6 rooms each; all possible conveniences; rent $2,100 a year; price, $13,500.
4312 Cabanne, 6 and 7 room flat; modern; rent $1,140; lot 35x120; price, $8,500.
4634-36 Page, 4 flats; all conveniences; rent $1,248; price, $9,000.

Reduced From $6,000 to $5,250.

3421 St. Ange ave., bet. Park ave. and Carroll st.; a 2-story brick building, arranged as two flats of 4 and 6 rooms; attic, bath, laundry and cellar; hot and cold water; lot 24x120.
CHAS. F. VOGEL, 624 Chestnut st.

4918 WASHINGTON BOUL.

Nine rooms, reception hall, furnace; front and rear porches; newly painted and decorated; will sell at a bargain; $4,000 cash.
OREON E. SCOTT & CO., 817 Chestnut st.

BRICK DWELLING, $1,400.

No. 5613 Old Manchester road, 1½-story brick; four rooms; lot 25x125; a bargain.
ALBERT WENZLICK, 1030 Chestnut st.

Price Reduced to $2,900.

5954 Highland ave., between Hamilton and Hodiamont aves. (in Mount Auburn), 2-story brick residence, buff-brick front; six rooms; reception hall, bath, furnace and all conveniences; lot 25x125 feet.
CHAS. F. VOGEL, 624 Chestnut.

8-ROOM DWELLING $5,000.

3929 Horton place, 8 rooms; strictly modern; possession at once; reasonable terms; lot 35x150; price $5,000; open.
OREON E. SCOTT & CO., 817 Chestnut st.

2822 UNION BOUL.—$2,700.

A 2-story buff-brick residence; 7 rooms, reception hall, bath, attic, lot 25x135 feet. This is without doubt the greatest bargain in the West End; immediate possession can be had.
CHAS. F. VOGEL, 624 Chestnut st.

O'FALLON PARK HOME.

5717 Florissant ave.; 35x125; two-story, slate-roof brick residence; 8 rooms and bath; hot water; furnace; fine stable; a beautiful home; $6,500.
J. H. GUNDLACH & CO., 3615 N. Broadway.

NEW HOUSES.

For Sale—Houses 4211 and 4215 Russell ave., brand-new two-story brick and rock-front houses of 8 rooms each; reception hall, bath, gas, hot and cold water, granitoid cellar, etc.; lot 25x125 feet; terms, $500 cash, and $30 per month. For price see
KEELEY R. E. CO., 1113 Chestnut st.

Residence No. 1514 East Grand Ave.

One of the finest residence locations in North St. Louis; two-story front, containing seven rooms; also stable; lot 35x140. Will sell at a bargain.
ROSENBAUM-HAUSCHULTE R. E. CO., 2407 N. Broadway.

Get Single Flat Now.

4240 Shaw ave.; seven large rooms; good brick house; possession at once; easy terms; old price $3,600.
LOVE & SON, 802 Chestnut st.

ON MONTHLY PAYMENTS.

For Sale—House and lot No. 2940 Dalton ave.; brand-new 1½-story brick cottage of 5 rooms; lot 30x125 feet; terms $100 cash down and $20 per month. For key and price see
KEELEY R. E. CO., 1113 Chestnut st.

4730 MICHIGAN AVE.

50x128; 1½-story brick; five rooms; sewer, etc.; nice home; cheap; $2,000.
J. H. GUNDLACH & CO., 3615 N. Broadway.

5648 Easton, $3,000

Five-room house; stable; chicken-houses, etc.; lot 50x232.
GRACE & SONS, 100 N. Eighth st.

$500 CASH, BALANCE MONTHLY,

Will buy 1378 Stewart place, 2-story brick residence of 8 rooms; bathroom, laundry and cellar; lot 23.2-8x125 feet.
CHAS. F. VOGEL, 624 Chestnut st.

CABANNE HOME.

For Sale—5627 Vernon ave.; brand-new 2-story rock-front house of 9 rooms, reception hall, bath, gas, hot and cold water, tiled bathroom, granitoid cellar and slate roof, hardwood floors and combination gas and electric fixtures; shades, curtains, poles and screens for the whole house; lot 31x132 feet. Immediate possession. For price and further particulars see
KEELEY R. E. CO., 1113 Chestnut st.

DESIRABLE WEST END HOME.
IMMEDIATE POSSESSION.

4254 Cook ave., between Whittier and Pendleton, a 2-story and mansard brick residence of 11 rooms, reception hall, bath, hot and cold water, granitoid cellar and laundry, furnace; lot 35x166 feet; price, $7,000.
CHAS. F. VOGEL, 624 Chestnut st.

$500 CASH WILL BUY

4113 and 4117 Cleveland ave.; new houses, ready to move in; each house contains seven rooms, reception hall, bathroom, hot and cold water, cabinet mantels, gas grates, laundry, furnaces and cemented cellar; lot 26x135; $500 cash payment buys a house, and balance of payments made to suit purchaser. Why pay high rents when you can buy a home on the above terms?
ALBERT G. BLANKE, 124 N. Seventh st.

MUST BE SOLD.

4419 Hunt ave., a 3 rooms and basement 1½-story brick; lot 25x125; price $1,800; make an offer.
FRANK J. DOUGHERTY, 1012 Chestnut st.
Kinloch B 1258.

IMPROVED CITY PROPERTY FOR SALE.

SOME OF OUR BEST PROPERTIES.

1743 MISSOURI AVENUE.

A very large 3-story house, containing 10 rooms and 2 attic rooms. House has bath, gas, water, etc. Street, sewer and sidewalk made. A fine large lot, having a frontage of 32 ft. by a depth of 206 ft. Price has been reduced for a quick sale to **$4,200**

3829 TO 39 N. MARKET ST.

Two brick buildings—one is a 2-story stock-brick building arranged as 4 flats of 3 rooms each, bath, hot and cold water, laundry, etc. The other is a large 1½-story brick house of 9 rooms, with bath, gas, hot and cold water and stable; 50 feet of vacant ground between the two houses. Lot 125x120—Price **$13,000**

4219 WASHINGTON AVENUE.

A very large full 3-story brick residence of 11 rooms, very handsome front porch and entrance, white oak reception hall, two baths, good furnace, and all conveniences. This is one of the roomiest houses on our list, and we think the price very reasonable—Price **$10,250**

4306 MANCHESTER AVENUE.

A 2-story brick residence of 9 rooms. There are five nice sleeping-rooms on the second floor, water, sewer and gas; good laundry; also a 1½-story frame stable in rear. Lot 29.6x125—Price only **$5,000**
Owner lives in house and will be pleased to show same to interested parties.

5897 THEODOSIA AVENUE.

Nice single flat — a two-story brick building with mansard roof. Two flats, 4 rooms and bath down and 5 rooms and bath up. Hot and cold water. Good laundry, cemented cellar, etc. Lot 28x120—Price **$4,300**

3021 AND 3023 IOWA AVE.

A 2-story brick building, arranged for four families, 3 rooms to each. Laundry, cemented cellar, etc. Good lot having a frontage of 23 ft. by a depth of 125 ft. Good renting locality—Price **$5,500**

Mercantile Trust Co., Agent,
EIGHTH AND LOCUST.

DID YOU EVER SEE

The beautiful houses on Halliday Avenue? Absolutely none so fine (considering size) ever erected in this city and the location the grandest. Right opposite Grand Avenue entrance to Tower Grove Park. Sold nine in thirty days. Only two left. Open today from 2 to 5 p. m.

Prices $8,125 and $8,250.

AIPLE & HEMMELMANN R. E. CO., 622 CHESTNUT ST.

A BIG BARGAIN FOR $2875.

Nos. 2208-10 O'Fallon st., a double two-story brick flat of 12 rooms, for four families; in excellent condition; renting for $456 per annum.
AIPLE & HEMMELMANN, R. E. CO., 622 Chestnut st.

A CHEAP HOME—ONLY $1,975.

3723 Salena st., a two-story 4-room brick, with basement room and cellar; lot 25x150; can be bought on easy terms.
AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

IN ST. BRIDGET'S PARISH.

No. 2007 Sheridan ave., a well-built two-story 8-room brick; 13-inch walls, etc.; bath, hot and cold water; all improvements made; lot 40x256 feet to an alley.
AIPLE & HEMMELMANN, R. E. CO., 622 Chestnut st.

A GRAND FLAT FOR $4,700.
Immediate Possession of Second Floor Apartment.

No. 4223 Louisiana ave., just south of Meramec st., is a 2-story exceptionally large rooms on first floor and 5 and bath on second floor; with 75-foot lot; the house is pretty and well built; will suit you.
AIPLE & HEMMELMANN, R. E. CO., 622 Chestnut st.

A COUNTRY HOME In City for $8,000.

5564 Arsenal st., an exceptionally pretty and well-built 2-story frame house of 10 rooms; the interior must be seen to be appreciated; 3 small ter dwellings; an abundance of ornamental fruit and shade trees, flowers, shrubbery, etc.; lot 100x400. See us.
AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

Splendid Modern Home Only $3,600.

3314 Stewart place, two blocks west of Union ave., a well-built, 2-story, Queen Anne, 7-room brick dwelling; finished attic, bath, hot and cold water, furnace, cemented cellar and laundry, etc.; a cabinet mantel; lot 30x125.
AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

ONLY 2 LEFT
Sold 9 in 30 Days

Has Never Been Equaled in This City Quality and Location Surely Does Count

We refer to the grandest homes of their size ever erected in this city; there are only two like them on the market; on beautiful Halliday ave., opposite Grand ave. entrance to Tower Grove Park. Price $8,125 and $8,250.
OPEN TO DAY FROM 2 TO