IMPROVED CITY PROPERTY FOR SALE.

WAREHOUSE.

Large warehouse (new) on Burlington and Terminal tracks, within 7 blocks of Fourth st. and Washington ave.; lot 60x264. Can give immediate possession, or present tenant will take 15-year lease.

MISSISSIPPI VALLEY TRUST CO., FOURTH AND PINE STS.

FRANKLIN AVE. BARGAIN

2715-15½ Franklin avenue and 2716-16½ Wash street, three-story store and flat building on Franklin avenue and two 2-story brick houses on Wash street; 23 feet front on Franklin avenue, 26 feet on Wash street. Rent $1,524 per year.

Price $14,000.

Rutledge & Kilpatrick Realty Co., 717 CHESTNUT STREET.

3875 DELMAR AVE.

10 Rooms—lot 27x150—will sell this week. See

COMMONWEALTH TRUST CO.

FOR SALE

Maple Ave., 5053-55 — Elegant 6 and 7 Room Flat—Lot 35x185

A BARGAIN.

McNair Harris & Jones Realty Co., Eighth and Locust.

5 AND 6 ROOM FLATS $200 CASH

And $40 per month will buy 4322 Papin st., one-half block east of Forest Park; new buildings; contains 5 rooms and bath on first floor and 4 rooms and bath on second floor; furnace and gas fixtures; lot 25x160; present rental, $32.50 per month.

ALBERT G. BLANKE, 121 N. Seventh st.

EASTON AVE. CORNER.

Southwest corner of Aubert, being 29 feet 2 inches on Easton ave., 122 feet on Aubert ave. and 58 feet in alley; one story store building on Easton ave. and 4-room frame house in rear; must sell at once; make an offer.

JAS. M. FRANCISCUS & CO., 702 Chestnut st.

FINE FLAT ONLY $3,650.

3264-66A Shenandoah ave.; 4 rooms on first floor, 7 rooms on second and third floors; half baths, stationary washtand, closets, cemented laundry, etc.; old rent, $46 per year. See this on Sunday.

JAS. M. FRANCISCUS & CO., 702 Chestnut st.

Rent $2,150 Price $14,000

1231-3-5-1301-3 S. Fourteenth street, five stone-front houses; lot 96.8x100. Big bargain. Do not fail to see it.

Rutledge & Kilpatrick Realty Co., 717 CHESTNUT STREET.

Near Tower Grove Park. JUST THE THING.

For 2-room flats, 25 feet on Virginia, just south of Potsdam st., at a bargain; $20 per foot. Otherwise, corner California and Sidney sts., lot 50x125, suitable for a grocery, saloon and meat market, or baker; none in the neighborhood; owner says sell; want offer. $40 per foot, south side Shenandoah, just west of Virginia; a fine stand for a baker; none within ten blocks; easily sold but make money; business of two car lines. $40.

KOLLAS & BRINKOP, 1128 Chestnut st.

OLIVE ST. BARGAIN.

MUST BE SOLD.

This property is located east of Twelfth st. where it must increase in value; owner must sell, and if you want this bargain, call at once.

HOLBROOK, BLACKWELDER, REAL ESTATE TRUST CO., 812 Olive st.

SEE THIS TO-DAY.

This good size, 2-story and reception-hall dwelling, 5 rooms, bath, hot and cold water, gas, pantry and alley; must be sold; price, $2,250.

FRANK J. DOUGHERTY R. E. CO., 1013 Chestnut st.

SIX-ROOM DWELLING.

Located on Lincoln ave., east of Sarah, has bath, gas, in good condition, all improvements; rents for $300 a year; price, $2,800; easy terms.

FRANK J. DOUGHERTY R. E. CO., 1013 Chestnut st.

NEWHOUSE AVE. BARGAIN.

Located at 2321 Newhouse ave., has 3 rooms and attic; lot 25x100; price, $1,600; easy terms.

FRANK J. DOUGHERTY R. E. CO., 1013 Chestnut st.

5564 VERNON AVE. $5,000

8 rooms; bath, furnace; lot 33x140. Open for inspection. Will take $500 cash, balance easy monthly payments.

Rutledge & Kilpatrick Realty Co., 717 CHESTNUT STREET.

4108 Cook Ave.—$5,000.

Delightful and substantial 8-room dwelling with all modern conveniences; Home furnace, gas grates, gas fixtures and range, gas heater, china closet, one mantels, good decoration fixtures, screens, window shades, fine large bath; in A1 condition. Exceptionally desirable; street has increased to sell at once; want your best offer; easy terms. $1,000 cash. Key next door.

JOHN S. BLAKE & BRO., 17 N. Seventh st.

North St. Louis Corner.

Ninth and Bremen, s. w. cor., 81x53, aspaltum and granite streets; one of the best vacant corners in this part of the city; can be made a big revenue payer; corner and for grocery and saloon.

J. H. GUNDLACH & CO., 915 N. Broadway.

ONLY $7,000.

Compton Heights dwelling; 8 rooms and attic; very modern conveniences and reception hall, furnace, fine yard; cheaper home in city.

JOHN MAGUIRE REAL ESTATE CO., 107 N. Eighth st.

McMILLAN AVE. SNAP

Eleven-room, double, modern residence; 50 feet of ground; for cash of admission see us; price $4,000.

ALBERT T. TERRY & CO., 621 Chestnut st.

4209 Page Boul.—$6,500.

Modern 3-room brick on desirable street; furnace, bath, good stable; lot 32x132, brick street.

JOHN S. BLAKE & BRO., 17 N. Seventh st.

5564 MAPLE AVE.—$5,250.

This nice 8-room brick residence, with lot 50x132, has all modern conveniences; the owner has arranged to leave for Texas and desires an immediate sale; will sell on reasonable terms.

JOHN L. McDOWALL, 827 Chestnut st.

1013-1015 Franklin Ave.—$18,000

This is excellent business property, containing a lot 50x132, bounded on the east by a wide alley; the improvements are old, renting for $1,836 per annum; the property is easily worth 300 per foot; the owner will take $9,000 in good clear vacant ground in the West End as part payment, and balance at 5 per cent interest.

JOHN L. McDOWALL, 827 Chestnut st.

THIRTEENTH AND WASH STS.

Southwest corner (Nos. 927 and 929 N. Thirteenth)—Three-story brick building, two stores and two flats (16 rooms).

ALBERT G. BLANKE, 120 N. Seventh st.

3220 Morgan St.

Two-story 4-room brick residence; bath, cemented cellar, furnace, etc.; lot 22x104.8.

PRICE ONLY $4,000.

MISSISSIPPI VALLEY TRUST CO., FOURTH AND PINE STS.

IMPROVED CITY PROPERTY FOR SALE.

LIST YOUR PROPERTY WITH US FOR SALE.

A Few of the New Properties Listed With Us During the Past Week.

BELL, S. W. COR. COMPTON AVE.—3206-8-10-12 Bell and 1227-29 N. Compton; two-story brick dwellings, occupied as one 8-room dwelling, three 6-room dwellings and two stores, on Compton ave.; improvements first-class; lot 152 feet on Bell ave., by 28 feet on Compton; will trade. Price $21,000

FAIRMOUNT, 2180-90A-92-92A—S. e. cor. Clarendon ave.; modern two-story brick double flats, containing 5 rooms on 1st floor and 6 on 2d floor; baths, hot water, gas, cemented cellar, furnace; lot 53x100 feet. Annual rental ..... $1,740. Price 12,500

GOODFELLOW AVE., 1222A—Two-story 8-room brick dwelling, bath, reception hall, etc.; lot 40x126 feet 6 inches. Annual rental ..... $ 720. Price 4,350

LAWTON AVE., 2022—Two and one-half-story 9-room dwelling; bath, gas, cemented cellar, furnace etc.; lot 25x125 feet 6 inches. Annual rental ..... $ 540. Price 4,500

NEWSTEAD AVE., 220-242—Eight modern single flats; bath, gas, cemented cellar, furnace, etc.; lot 100x190. Annual rental ..... $5,520. Price 40,000

SUBURBAN AVE., 4024—Modern 2-story single flats of 4 and 5 rooms; bath, gas, cemented cellar, etc.; lot 25x126. Annual rental ..... $318. For price call at office.

ST. LOUIS COUNTY.

KIRKWOOD—148.74 acres in South Kirkwood, on Denny road, just south of Big Bend road; within a mile of Missouri Pacific and Frisco R. R. system and St. Louis and Suburban Electric Railway; 8-room brick house on property. Price $40,000

FLORISSANT ROAD—81 acres on west side corner of St. Louis and suburban right of way; just outside of Ferguson; Belt line runs through property. Price $20,000

MISSISSIPPI VALLEY TRUST CO., FOURTH AND PINE STS.

GEORGE J. WANSTRATH

616 CHESTNUT ST.

Wants everybody to know that he sells real estate and loans money and has first deeds of trust for sale. He asks respectfully for your business. All rent collections receive his personal attention. He knows how to satisfy the owner and also the tenants, so he has no vacant houses. His clients are his references.

FINE Tyler place flat, make offer; 4067 Cleveland ave., five nice, large rooms and bathroom on the first floor, and six rooms and bathroom on the second floor; two first-class furnaces, hot and cold water, etc.; all in fine condition; rent $750 per year; certainly say sell; price $5,750; make me your offer Monday; easy terms if desired.

GEO. J. WANSTRATH, 616 Chestnut st.

THREE-ROOM FLAT.

2837 Henrietta st., a fine, well-built two-story brick building for two families, of three extra large rooms and bathroom on each floor; laundry and hot and cold water. This is a fine place. Price only $3,000. Must be seen.

GEO. J. WANSTRATH, 616 Chestnut st.

LINDELL PLACE HOME.

2862 Labadie ave.; lot 26x145; improved with a fine 8-room and attic slate-roof brick residence, fine bathroom, hot and cold water, furnace, granitoid cellar, laundry, etc.; well built and in fine condition; bargain.

GEO. J. WANSTRATH, 616 Chestnut st.

N. W. COR. 22D AND HEBERT STS.

A well-built 2-story and attic brick house; 3 rooms on first floor and 3 nice basement rooms, 4 rooms on second floor, also attic; also in the rear of this is a 2-story frame house and stable; a bargain; make an offer.

GEO. J. WANSTRATH, 616 Chestnut st.

1619-21A KNAPP ST.

A 2-story brick flat for 2 families; 3 large rooms on first floor and 5 rooms on second floor; laundry and bathroom; fine condition; see this to-day.

GEO. J. WANSTRATH, 616 Chestnut st.

1428-28 1-2, 30 AND 32 N. THIRTEENTH ST.

Lot 40x127.6", all improved with substantial 2-story brick in front and a 2-story brick, all in fine condition; sell on easy terms.

GEO. J. WANSTRATH, 616 Chestnut st.

Worth Seeing by Prospective Buyers.

MARYLAND AVE., 4163. $8,500—Ten-room modern dwelling, hardwood floor, tiled bath, furnace, etc.; occupied by owner.

DELMAR AVE., 4257. $6,000—Lot 25x105, two modern flats of 5 rooms each; rental value $60 per month; owner lives downstairs and will be pleased to show purchasers through the house; will trade equity of $2,000 for equity in good West End 8-room residence.

SHERIDAN AVE., 2948. $2,000—Lot 26.6x100; a good 9-room brick house, rented now for $25 per month; gas, bath, etc.

N. E. COR. SLATTERY AND BENTON. $19,000—Lot 90x127, 2 sets of flats, each building containing 4 flats; two sets on Slattery and one on Benton street; rental now is $2,544 per year; streets, etc. made.

SIDNEY SCHIELE, 100 N. Eighth st.

1314 PINE ST. IN MUNICIPAL PUBLIC PARKWAY.

Four-story substantial building. Lot 25x100. Price, $14,000.

Griffin Real Estate Co., BOTH PHONES

New Rock Front King's Highway Flats

Numbers are 1402-1412, recently completed; property on this street is steadily increasing in value; therefore, no mistake can be made in buying one or more of these flats; there are six of these buildings, each containing a five and six room flat, with bath, separate furnaces and laundries, etc.; each building brings in $780 a year; price of each one $6,500; make me an offer.

J. I. EPSTEIN, 610 Chestnut.

MUST BE SOLD, OWNER LEAVING CITY

3411 Bell ave., 9 rooms, bath, hot and cold water, cabinet mantels; price $4,750.

NOHL & NOHL, 211 Granite building.

3100 Rutger St.

Store and rooms above; under lease for three years. For price, see

NOHL & NOHL, 211 Granite building.

FOR SALE OR EXCHANGE.

3846 and 3848 Laclede ave.; two two-story brick houses of nine rooms each; in flats of four rooms, bath and w. c. to each flat; now rented for $160 per month; lot 40x132 feet; will sell for cash or exchange for good vacant ground to build on.

KEELEY R. E. CO., 1113 Chestnut st.

5636 BARTMER AVE.

Chamberlain Park—For Sale—Brand-new 2-story brick house of 9 rooms, hall, bath, gas, hot and cold water, slate roof, tiled bathroom, granitoid cellar, furnace, etc., ash hardwood floors; lot 40x142 feet; terms $800 cash and balance monthly payments; house open. For price and further particulars see

KEELEY R. E. CO., 1113 Chestnut st.

Olive St., No. 3240.

Substantial ten-room house; can readily be converted for business uses; lot 28.2x116; this is a live business block and likely to increase in value; $3,250.

PAPIN & TONTRUP, 636 Chestnut st.

Fine Washington Ave. Home.

One of the finest homes between King's highway and Lake on Washington ave.; lot 50x135; a bargain.

HOLBROOK, BLACKWELDER, REAL ESTATE TRUST CO., 812 Olive st.

Reduced to $5,750.

3330 Ridge ave.; modern 2½-story 11-room residence, 2 baths, reception hall, furnace and cemented cellar; in fact, first-class in every respect; 2-story stable in rear. Lot 40x190.

MISSISSIPPI VALLEY TRUST CO., FOURTH AND PINE STS.

Don't Fail to See This To-Day. 3513 NEBRASKA AVENUE, $4,000. Open To-Day (Sunday) from 2 to 5 P. M.

A well-built six-room brick dwelling for one or two families; nice mantels, large cellar; also stable, shed and chicken-house; fine lawn; street and sidewalk and sewer made; lot 50x125. For particulars see

CHAS. F. VOGEL, 624 Chestnut st.

LINDELL PLACE SNAP. MUST SELL AT ONCE.

3946 Greer ave., a beautiful 3-story 7-room brick residence, handsome reception hall, tiled bathroom, slate roof, mantels, grates, granitoid laundry and cellar, furnace, and something seldom found in residences—iron beams throughout. Cost $5,000 to build, but will sell with lot, 30x105 feet, for $4,000. This is a genuine snap.

CHAS. F. VOGEL, 624 Chestnut st.

FOR SALE CHAMBERLAIN AVE. HOME.

Elegant large ten-room home on one of the finest corners in West End; lot 61x150; will sell at a more half price; house substantially built and modern; will give full particulars to interested parties; this is greatest snap ever offered; location within one block of Belt ave. Address AD 28, Republic.

For Sale—Morgan St. Business Property.

Lot 30x64, improved, $7,800. Shop for someone. Address AD 28, Republic.

IMPROVED CITY PROPERTY FOR SALE.

FOR INVESTMENT, $4,250.00

BIGGEST BARGAIN IN CITY. REALLY WANT TO SELL.

1572 Old Manchester road, near corner McRee ave., a neat and clean double brick of four 3-room flats, renting for $600 a year; best renting section of city; only $1,250 cash required; if you have the money, you'll buy it.

AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

RENT $696 PER YEAR, Price $4,950.

Nos. 2317 and 2319 Vista ave.; two attached brick houses of four three-room flats; about three years old; in fine condition; reasonable rent; big revenue; best renting locality; street and alley made; one block north of Park ave.; east of Grand; owner going to Los Angeles, Cal. AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

HOT-WATER HEATED QUEEN

Anne House—Compton Heights. Only $7,500.

2315 Sidney st.; a grand location; just east of Grand ave.; one block north of Tower Grove Park; a very pretty home; two-story and attic; slate roof; 9 rooms; hot-water heating and all modern conveniences; nicely decorated; good stable; keys at 2319; can make suitable terms.

AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

A NICE BRICK COTTAGE FOR $1,875.

No. 4427 Louisiana ave. is neat and in good condition; three rooms, cemented cellar and walks; city water and gas; you will like it.

AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

ONE-STORY BRICK

FOUR ROOMS, $1,750.

No. 5428 Odell ave.; take Tower Grove cars to Macklind ave., then one blk north to Odell; is cheap.

AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

DO YOU WANT TO BORROW ON REAL ESTATE?

See us; lowest rate; most reasonable commission; quick answer; no delay, and your application never bawked.

AIPLE & HEMMELMANN R. E. CO., 622 Chestnut st.

A SNAP FOR $4,250.

2317 Laclede ave., an extra well-built 2-story and mansard, 16-room stone-front dwelling, with bath, furnace, etc.; extra good cellar; lot 28x125.

AIPLE & HEMMELMANN REAL ESTATE CO., 622 Chestnut st.

A NICE FLAT FOR $3,950.

Rent $492—Near Lafayette Park.

No. 1351 Armstrong ave., near Park ave., 2-story brick of 2 flats, 4 and 5 very large rooms; bath, etc., for each; owned by nonresident, and is a bargain.

AIPLE & HEMMELMANN REAL ESTATE CO., 622 Chestnut st.

For Home or Investment, $2,275

No. 2111 O'Fallon st., a two-story brick dwelling, in the shape of 8 rooms, renting for $216 per year. See it; can make easy terms.

AIPLE & HEMMELMANN REAL ESTATE CO., 622 Chestnut st.

EUCLID AVE., $6,200.

No. 2828 Euclid ave.; two-story, slate-roof dwellings, 9 rooms, bath, hot and cold water, billiard room, stable, etc.; lot 37x161.

ALBERT WENZLICK, 109 Chestnut st.

BUSINESS PROPERTY.

Northwest corner Jefferson ave. and Chippewa st., double store, with two rooms in rear; 6 rooms 2d floor; stable; lot 32x129; price $8,000.

ALBERT WENZLICK, 109 Chestnut st.

No. 3309 Laclede Ave., $5000

Two-story stone-front; 8 rooms; bath, hot and cold water, laundry; a bargain.

ALBERT WENZLICK, 109 Chestnut st.

COST $9,000, PRICE $4,800.

No. 1733 Mississippi ave., 2½-story, 8-room dwelling; bath, storeroom, attic, furnace, cemented cellar; lot 50x100 to alley; a great bargain.

ALBERT WENZLICK, 109 Chestnut st.

CHEAP DWELLING. $1,650.

No. 3225 Macklind ave.; two-story frame dwelling, 6 rooms; stable in rear; water in house; all in good condition.

ALBERT WENZLICK, 109 Chestnut st.

CHEAP DWELLING $1,500.

No. 1502 Old Manchester road; two-story frame dwelling; all in good condition; bargain.

ALBERT WENZLICK, 109 Chestnut st.

WILL TRADE 3518 LACLEDE AVE.

This is a three-story stone-front dwelling, 16 rooms; 50-foot front; owner will sell at the very low price of $9,000, or will exchange for West End property.

J. I. EPSTEIN, 610 Chestnut st.

For Sale or Exchange—Tyler Place Flat.

The number is 4052 Shenandoah ave.; built last year; contains a five and six room flat, with separate furnaces; best plumbing, etc.; rents for $780 a year; price $6,200; would trade for good vacant.

J. I. EPSTEIN, 610 Chestnut st.

Get Busy! Sell! Get Results!

List Real Estate with Us Now. Send descriptions. New price list being made. Personal attention given each property.

Bradley & Quinette, 315 Chestnut st. Call, Phone or Write.

WEST END HOME

For Sale—1216 Temple place; 2-story brick house of 8 rooms, reception hall, bath, gas, hot and cold water, granitoid cellar, furnace, slate roof, combination gas and electric fixtures, screens and shades; lot 27x132 feet; small cash payment and balance monthly. House open for inspection from 2 to 5 p. m. For price see

KEELEY R. E. CO., 1113 Chestnut st.

WEST END RESIDENCES FOR SALE

4057 WEST PINE BOUL.—Modern 11-room residence; conservatory; all conveniences; lot 53x202; $11,000.

4123 LINDELL BOUL.—Ten rooms; reception hall; h. w. furnace, etc.; lot 37x150; $12,000.

4349 WESTMINSTER PLACE—Modern 12-room double residence; h. w. heat, etc.; lot 60x175; $13,500.

JOS. DORMITZER 104 N. Ninth.

4023 PAGE AVE.

For Sale—Two-story brick house of 8 rooms; hall, bath, gas, hot and cold water, furnace, slate roof, etc.; lot 25x132 feet to an alley; house now vacant, will sell at a bargain. For price see

KEELEY R. E. CO., 1113 Chestnut st.

MARYLAND AVE. HOME.

$10,500 will buy 11-room modern dwelling, reception hall, parlor, library, dining-room, kitchen first floor; two bathrooms; lot 25x196; west of Taylor; possession May 1, 1905.

BRADLEY & QUINETTE, 315 Chestnut st.

1204 CHOUTEAU AVE., $4,000.

A 2-story brick house of 6 rooms; halls, bath, gas, mantels, grates, laundry, cellar, barn, etc. Rent $384 per year. Lot 25x120.

CHAS. F. VOGEL, 624 Chestnut st.

FOR SALE MORGAN ST. RESIDENCES.

Two splendid houses in 3100 block; nine rooms each; one heated by furnace, the other by hot-water; lots 50x125; will sell for $7,500 each and make terms; both houses in splendid condition. Address AD 28, Republic.

2014 FRANKLIN AVENUE, $8,500.

A 2-story brick building, containing store, 6 rooms on 2d floor and 3 rooms on 2d floor. Lot 26x144.

CHAS. F. VOGEL, 624 Chestnut st.

1366 Temple Place, $4,200.

A 2-story slate-roof brick residence of 7 rooms, reception hall, dishes, attic, furnace, granitoid laundry and cellar; lot 24x125.

CHAS. F. VOGEL, 624 Chestnut st.

FOR SALE—1013-13½ OHIO AVE.

Splendid investment property, consisting of two houses; also one double-story brick; also two-story brick of six rooms, all improvements made and paid for; rent $832 per year; price $4,200; terms. Address AD 28, Republic.

FOR SALE—4535-37 S. TENTH ST.

Splendid two-story brick, two stores and two flats; corner store leased to January 1, 1906, for 3 years. This property worth $7,500; will take $6,750 for quick sale. Address AD 28, Republic.

FOR SALE 5078 RIDGE AVE.

Splendid six-room residence; $4,750; occupied by owner. Address AD 28, Republic.

Railroad, Warehouse and Mfg. Property.

50,000 sq. ft., central location, two street fronts; surrounded by large plants; one of the choicest and cheapest vacants in the city; will lease for 20 years to responsible party, or will sell. Address AD 28, Republic.

FOR SALE—4119 RED BUD AVE.

Splendid two-story brick flat, for two families, 3 rooms each; rents for $312 per year; will sell for $3,000. Address AD 28, Republic.

WILL SELL OR TRADE

4234 Washington boulevard, two-story rough-stone front, eleven-room residence; reception hall, bath, gas and electricity, furnace, cemented cellar. Lot 49x250. Low price.

MISSISSIPPI VALLEY TRUST CO., FOURTH AND PINE STS.

Make Money —IN— St. Louis Real Estate.

Now is the time to buy and here is a partial list of the good things on our books.

Mercantile Trust Co.

South Broadway Investment

Between Soulard and Lafayette we have a good piece of property at a low figure. Three story and attic brick, store and two rooms; five rooms second floor; five rooms on third floor. Stable, buggy shed, etc. Street, alley and all improvements made, and rented (old rates) for $840 a year.

Price $7,500

As an extra inducement the owner will include butcher business, fixtures and horse and wagon without charge. This is a rare opportunity.

Cheap Blaine Avenue Flats.

4158 Blaine Ave.—Two-story brick building; 2 flats, 3 rooms and bath on each floor; gas, back and front porches, etc. Lot 25x128.

Rent $360

Price $3,500

School Street Residence.

3130 School street—A substantial 3-story brick of 10 rooms; will interest anyone who desires a good size house, with large yard and stable and every inside convenience, furnace, bath, etc. Conveniently located and away from the noise of street cars. We can sell this for $5,000, or with more ground if desired.

915 Morrison Avenue.

Two and one-half story red brick residence of 11 rooms; 4 rooms and reception hall on the first floor; 5 on the second, 2 in the attic; with all modern conveniences and in first-class condition.

Lot 30x118. Price $3,250

We will submit any reasonable offer on this and make terms easy.

Four Flats, $3,900.

1817-19 O'Fallon Street—Four flats of 3 rooms each, city water. Lot 25x85.

Rent $576

Price $3,900

North Broadway Store.

3210 N. Broadway—Store and 9-room brick house, bath, hot and cold water, good basement, stable, shed, all sewers made. Lot 45x105. Railroad tracks in rear.

Price $4,750

Flats on Evans.

631 Evans Ave.—Two-story brick house, arranged as flats; 4 rooms and hall upstairs, 4 rooms and bath downstairs; granitoid sidewalk. Lot 25x153.

Price $4,500

3842 West Pine Boulevard.

Modern pressed brick residence, with stone trimmings, 13 finished rooms, one trunk room; double reception hall, marble bathroom; hardwood finish on first floor; modern in every respect. Lot 50x213.

Price $17,000

Three Frame Houses, $3,200.

N. E. Cor. of Sarah St. and Cottage Ave.—Three 1-story frame houses of 3 rooms each, gas and granitoid basements. Lot on corner is vacant. Here is a poor man's opportunity. Will sell separate if desired. Lot 52.6x120.

Rent $432

Price $3,200

Rent $540, Price $4,500.

3129 Sheridan Ave.—2½-story ten-room brick dwelling, bath, furnace, gas, in perfect repair. You cannot get much better than this for the price. Lot 25x152.

Morgan Near Newstead.

4072 Morgan St.—A desirable three-story brick residence of 10 rooms, furnace and all modern conveniences. Buyer can occupy or continue to rent at good figure. Lot 34x150.

Rent $840

Price $7,500

Page Avenue Residence.

5045 Page Ave.—Three-story brick residence of eight rooms, with bath, furnace, and all conveniences. Lot 25x136 average depth. Will sell on easy terms.

Price $4,750

John Avenue Cottage.

4268 John Ave.—A one-story frame house of 3 rooms, cellar and other conveniences; a cheap little home. Lot 25x110.

Price $1,800

$2,300 or $2,800.

4151 Connecticut St.—A lovely little frame house of 4 rooms, on rock foundation; has cellar, city water, cistern, gas, etc., and good shade trees. Lot 50x125.

Price, $2,800; or with 50 feet, $2,300.

Minerva Near King's Highway

5012 Minerva Ave.—Two-story brick residence of 8 rooms, furnace, bath, and all modern conveniences. Lot 30x125.

Price $4,200

N. E. Cor. Twelfth & Hickory.

A 2½-story brick residence of 12 rooms, bath, hot and cold water, gas, etc.; granitoid basement. A very substantial building corner; vacant. Good place to build store with flats above. Lot 57x100.

Price $8,000

Two-Story Brick, $2,700.

2410 N. Sarah St.—A neat two-story brick residence of 6 rooms; arranged for two families; water, gas, good cellar, shed, etc. Lot 25x120. House is occupied by the owner.

We Have Plenty More

Whatever kind of property you may want to buy we have it or can find it for you.

Mercantile Trust Co.,

Agents, Eighth and Locust.

IMPROVED CITY PROPERTY FOR SALE.

GOOD Flat Investments.

McMillan Ave., 4536. Price $7,500
Single flat, 5 and 6 rooms, bath, etc.; lot 30x122; rent $810.

Page Ave., 4323-25. Price $10,500
Double flat, 4 and 5 rooms, bath, etc.; lot 48x153; rent $1,296.

Page Ave., 4053. Price $6,500
Single flat, 5 and 6 rooms, bath, etc.; lot 27x150; rent $750.

Page Ave., 5008. Price $6,500
Single flat, 5 and 6 rooms, bath, etc.; lot 30x140; rent $720.

Jefferson Ave., N. W. Cor. University. Price $18,000
Seventeen 3-room flats and corner store and 7 rooms overhead; lot 160x85; rent $2,400.

Kensington Ave., S. W. Cor. Academy. Price $60,000
Sixteen flats, 5 and 6 rooms, bath, etc.; lot 192x170; rent $6,600.

Kensington Ave., 5214-16. Price $11,000
Double flat, 4 and 5 rooms, bath, etc.; lot 50x170; rent $1,512.

King's Highway, N. W. Cor. Vernon. Price $15,000
Double flat, 5 and 6 rooms, bath, etc.; lot 55x127; rent $1,500.

Bell Ave., 3419-19A. Price $6,500
Single flat, 6 rooms and bath each; lot 35x134; rent $840.

Chippewa, 3422. Price $5,000
Single flat, 5 and 6 rooms, bath, etc.; lot 25x127.

Cote Brilliante Ave., 5978-80. Price $9,000
Double flat, 4 and 5 rooms, bath, etc.; rent $1,260.

Cook Ave., 5721-23. Price $14,500
Double flat, 5 and 7 rooms, bath, etc.; lot 50x150; rent $1,920.

Evans Ave., 4338-40. Price $10,000
Double flats, 4 rooms, bath, etc.; lot 60x132; rent $960.

Eads Ave., 2848. Price $5,700
Single flat, 5 rooms each; lot 35x120; rent $630.

Arco Ave., 4521. Price $5,000
Single flat of 4 and 7 rooms, with all conveniences; lot 30x126; rent $636.

Arco Ave., 4220 to 4222A. Price $8,750
Triple flats, 6 flats, 3 rooms and bath each; lot 40x152.

Aubert Ave., 1249-51. Price $9,000
Double flat of 4 rooms and bath each; lot 50x125; rent $1,080.

Aubert Ave., N. W. Cor. Maple Ave. Price $22,000
Seven 4 and 5 rooms and bath, store on corner; lot 150x175; rent $2,250.

Bayard Ave., N. W. Cor. Page Ave., Price $6,500
Single flat, 5 and 6 rooms, bath, etc.; lot 25x100; rent $660.

Bartmer Ave., 6205. Price $2,500
Single flat, 5 rooms each; lot 25x147; rent $300.

Easton Ave., 2933-37. Price $14,000
Six flats of 4 rooms and bath each; lot 50x140; will trade.

Easton Ave., 5132-32A. Price $5,500
Single flat, 4 and 5 rooms, bath, etc.; rent $660.

Easton Ave., 5369. Price $3,700
Single flat, 3 rooms each; lot 25x129.

Forest Park Boul., 3634-34A. Price $4,000
Single flat, 3 and 5 rooms, bath, etc.; lot 25x110.

Forest Park Boul., 3726-28. Price $7,500
Double flat, 4 rooms, bath, etc.; lot 42x145; rent $936.

Grand Ave., 1716 N. Price $5,000
Single flat, 4 and 5 rooms, bath, etc.; rent $660.

Garfield Ave., 4480. Price $4,500
Single flat, 4 and 5 rooms, bath, etc.

Garfield Ave., 4542 to 44A. Price $7,000
Double flat, 5 and 6 rooms, bath, etc.; lot 25x130.

Irma Ave., 1023. Price $3,000
Single flat, 4 and 5 rooms, bath, etc.; lot 25x100; rent $360.

Jefferson Ave., 1717 N. Price $3,600
Single flat; rent $360.

Jefferson Ave., N. E. Cor. Madison St. Price $14,000
Twelve flats of 3 rooms; lot 125 feet; rent $1,560.

Jefferson Ave., 2309 S. Price $5,200
Single flat, 5 and 7 rooms, bath, etc.; lot 25x125; rent $600.

Rutger St., 4535. Price $5,000
Single flat, 5 and 6 rooms, bath, etc.; lot 25x131; rent $600.

Delmar Ave., 5811 to 5817. Price $15,500
Eight flats of 4 rooms each, bath, etc.; rent $2,160 per year.

Spring Ave., 1506-8-10. Price $5,500
Six flats of 3 rooms each; lot 45x50; rent $864.

CORNET & ZEIBIG, 111 N. Seventh St.

FOR SALE BY

JOHN J. BOGARD REALTY CO.

$2,500—GOOD FOR INVESTMENT—$2,500.—No. 3328 Indiana ave., a two-story brick and frame building, containing 8 rooms, finished attic, water, sewer and cellar; arranged for 2 families; lot 50x125.

$1,850—A NEAT HOME—$1,850.—No. 2322 Keokuk st., a 1½-story brick dwelling, having 6 rooms, finished attic, gas, water, sewer and cellar; for one family; lot 25x132 feet 6 inches.

$2,600—IT'S A BARGAIN—$2,600.—No. 2646 Cherokee st., a 2-story brick dwelling, having 8 rooms, with attic room, finished, water, sewer, gas and cellar; 25x125.

$7,500—AN ELEGANT FLAT—$7,500.—No. 3539 Magnolia ave., a 2-story slate-roof brick flat, having 12 rooms, reception halls, tiled floor, bath rooms, china closets, cabinet, mantels, furnaces, cemented laundry and cellar; all modern improvements; lot 50x140.

JOHN J. BOGARD REALTY CO., No. 3652 S. Broadway.

DECLARE YOUR OWN DIVIDENDS.

By buying either of these fine-paying properties. The one consists of 16 flats of three large rooms each, with separate entrances, large yard and cellar. Now renting for $1,944 per year and can be bought for $11,000.

The other consists of a fine-paying business corner, built up with stores and flats; granite street, granitoid sidewalks, sewers, etc., all made and paid for. Renting for $4,128, and can be bought for $32,000. Both of these properties will bear inspection from cellar to roof.

HERRMANN R. E. CO., 1127 Chestnut st.

FOR SALE GOOD BUSINESS PROPERTY

Walnut street, just west of Fifth st., three-story building, under lease; paying 8% per cent on $16,500. Will sell for less than ground value. Address AD 28, Republic.

BEAUTIFUL house on Folsom ave., near Vandeventer ave.; 12-inch walls; 9 rooms; hot and cold water; cemented cellar and laundry; first-class condition; price, $4,750.

SCHWENKER REALTY CO., 1406 Chestnut.

IMPROVED CITY PROPERTY FOR SALE.

TWO NICE HOMES.

2207-09 Missouri ave.; just completed; 2 detached brick dwellings; 2-story, 6 rooms; gas, bath, furnace; all conveniences and handsome finish; each lot 30x126 to alley; easy terms; each house, $4,700.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

2616 HICKORY.

Two-story brick; 2-family flat of 8 rooms; gas, bath, laundry, cellar, street, sidewalk, alley, sewer; rent $360; convenient to either "downtown" or "across-town" cars; terms to suit, and price only $2,600.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

3967 EVANS AVE.

Two-story brick dwelling for 1 or 2 families; gas, bath, laundry, cellar, new plumbing; stable for 2 head; street, sidewalk, sewer; rent $360; lot 25x167; easy terms.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

3824 FAIRVIEW AVE.

One-story and basement brick dwelling; 4 rooms; cistern, water, fireplace, sliding doors, cabinet mantel, shades; a dainty little house; easy terms; only $2,000.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

1922 COLEMAN ST.

Two-story brick dwelling; 7 rooms; bath, laundry, water, gas; all conveniences; near St. Elizabeth's Church; price reduced to $2,500.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

NO. 1809 OREGON AVE.

Really desirable 7-room residence, with large bay and commodious rooms; hall, bathroom, finished basement, hot and cold water. The streets, etc., are made. Owner, to effect prompt sale, has reduced price to $3,900.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

HANDSOME NEW FLATS.

Nos. 5317-19-21 St. Louis ave., attractive, up to date, well built, with furnaces, bath, etc., arranged as 4 rooms down and 5 rooms up; all good size; granitoid walks, cellars and laundry; nice lots, 33.1x133; both Cass ave and Suburban car lines; price $4,900; easy terms.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

3138-3140 RUTGER ST.—$600 CASH.

Extra well-built double flat for four families; 3 rooms each; lot 40x125; rent $720; price $5,100; $600 cash, balance can be assumed.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

3205 LAFAYETTE AVE.

Corner Compton ave., large 15-room mansion; walnut doors and finish throughout; rents on three streets; lot 125x265; will sell for less than value of ground; ready for improvement.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

RENT $1,980, PRICE $12,500

Two-story 4-family flats; up to date; always rented; 4357-59 McMillan ave., just west of Taylor, near Pinney ave.; owner leaving city; will sell as above; lot 50x150.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

3339, 3341, 3343

Wisconsin ave.; three 2-story and mansard brick dwelling; 18 rooms; for six families; gas; water; street; sidewalk; sewer; lot 52x125; rent $984; easy terms; $8,500.

HY. HIEMENZ R. CO., Agt., 614 Chestnut st.

Choice Investment $8,500.

Nos. 1817-19-21 California Aven