

BERKELEY ADVERTISEMENTS

BERKELEY REAL ESTATE.

GEO. SULLY'S SPECIALS.

GREATEST SNAP IN BERKELEY. New cottage, 5 rooms, large entrance porch, bath, pantry, wash, electric light, fuel gas, etc.

A GOLDEN OPPORTUNITY. \$2750—Spacious 2-story family residence; south front, high basement, roomy front porch.

MODERN HOME JUST BUILT. \$3000—New colonial house, 5 rooms, large rooms, bath, pantry, 2 toilets, paneled dining-room.

FINELY LOCATED CORNER. \$3350—2-story house, 5 rooms, bath, pantry, electric light; corner lot, 40x130.

A DESIRABLE RESIDENCE. \$4500—Modern 2-story colonial house, 5 1/2 rooms, bath, pantry, 2 toilets, electric light.

A GOOD LITTLE INVESTMENT. New bungalow, 4 1/2 rooms; bath, pantry, electric light; paneled dining-room.

BUSINESS PROPERTY. \$20,000—Fine corner on Adelphi and Fairview streets, with restaurant, bar, etc.

GEO. SULLY. Formerly with H. D. Irwin. NEW OFFICE ADDRESS. 2344 Adelphi St., South Berkeley.

WEST BERKELEY PROPERTIES. Fine location for coal, hay, etc. yard; adjacent to Santa Fe track.

On Ninth street, bet. Bancroft and Channing ways, 4 rooms; lot 52x130; cement sidewalks; bay coach.

On Curtis st., near University ave.; 4 rooms and basement; also 2 horse barns; half cash; \$1500.

Owner Fifth and Holyoke sts.; 5 rooms, bath, etc.; \$2500. Also several beautiful homes in Central and North Berkeley at prices and terms to suit intending residents.

Magnificent opportunity to secure an established, reliable business in West Berkeley, cash \$1000, and terms to suit.

FIRST NATIONAL BANK BUILDING, BERKELEY, CAL. \$1500—Rustic cottage, 4 rooms, patent toilet, city water; lot 40x120; street work done; close to car line.

\$1800—5-room cottage, bath, electric light; 3 blocks east of this station; lot 38x112; street work done; terms. (2194)

\$2800—Pretty cottage, 5 rooms, near station; all modern and complete; lot 40x112; terms. (3190)

\$3000—New colonial house, 5 large rooms, bath, 2 toilets, electric light; all modern and up-to-date; modern building; buyer can select tinting and finishing; SE corner lot, 45x90. (2180)

\$3300—Modern 2-story colonial house, 9 rooms, pantry, bath, 2 toilets, electric light; lot 41x120; all street work done; well located; near Harper st.; cash \$600 and \$25 monthly. (2065)

\$2250—Desirable 2-story colonial house, 9 rms.; all modern improvements; lot 50x115; all street work done; situated on west side of Grove st.; close to high school. (2157)

RARE OPPORTUNITY. 12 PER CENT INVESTMENT, 12 PER CENT. For a few days only I can sell this fine property; lot 40x141; new 3-story building, stores and cafe, rental \$100 per month. Price, \$10,000. No vacancies. Investigate at once or you will not get it.

H. D. IRWIN, Lorin Station, South Berkeley, Cal. ELWOOD & HULL. \$1350—A fine 4-room cottage; lot 40x100; 4 blocks to new Key Route station and only one block to the best street in either Oakland or Berkeley.

\$1900—5-room modern cottage; up to date in all particulars; street work done; cement sidewalks; close to local station and in a good neighborhood.

\$2000—A modern 2-story, up to date and all modern improvements; lot 40x120; all street work done; near Key Route station; cash \$500 and \$25 monthly.

Two thirty-eight ft. lots on the south side of the street, which can be had for a song. These will go up \$200 when surrounding country, located 4 blocks from Key Route station on Fifty-fifth st. This price only holds good for two weeks.

"Ten fine lots," with north and south frontages, 2 blocks from proposed Key Route station, take the Key Route to the new Key Route station on Fifty-fifth st. This price only holds good for two weeks.

ELWOOD & HULL, 2065 Emerson street, Ashby station, Berkeley, Fruitvale office, 1310 Fruitvale ave. W. C. MORAN & CO., SOUTH BERKELEY. \$6000—The best investment this side the bay; a block of land, 100 ft. wide, 100 ft. deep, brick foundation, windmill and tank; water all through the house, barn, chicken and growing; 100 ft. wide, 100 ft. deep; 15 ft. wide lots here. This property is nice and highly commanding a view of bay, hills and surrounding country, located 4 blocks from cars and one block from a new Key Route line. This property is actually worth \$12,000, with \$8000 cash down, balance \$4000 per month.

W. C. MORAN & CO., SOUTH BERKELEY. \$6000—The best investment this side the bay; a block of land, 100 ft. wide, 100 ft. deep, brick foundation, windmill and tank; water all through the house, barn, chicken and growing; 100 ft. wide, 100 ft. deep; 15 ft. wide lots here. This property is nice and highly commanding a view of bay, hills and surrounding country, located 4 blocks from cars and one block from a new Key Route line. This property is actually worth \$12,000, with \$8000 cash down, balance \$4000 per month.

BARGAINS IN HOMES AND VACANT LOTS IN ALL PARTS OF BERKELEY. \$400—New bungalow, 4 1/2 rooms, bath, pantry, electric light; lot 40x120; street work done; close to car line; one to U. C. Address or call Mrs. MARY E. HILL, Highland Terrace, at head of Ridge road, Berkeley, Cal.

FOR sale—My 8-room residence; located on hillside; 567 feet wide and grandly overlooks the bay; 100 ft. wide and 100 ft. deep; 15 ft. wide lots; close to car line; one to U. C. Address or call Mrs. MARY E. HILL, Highland Terrace, at head of Ridge road, Berkeley, Cal.

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FOLLOW THE ADVICE OF CARNEGIE

INVEST IN THE SUBURBS. BUSINESS PROPERTY IN BERKELEY. ASHBY, BERKELEY STATION, TELEGRAPH AVENUE.

\$2375—One block from principal business center, 4 1/2 rooms, bath, electric light, city water and gas throughout; cement walkway; 4 chimneys; high lot, 50x120; all street work done; near Key Route station; will sell for \$2000 in a month.

\$6000—100-foot corner on Ashby, near the station will sell for \$3000 within three months.

\$10,000—120-foot corner on Telegraph; will be worth \$20,000 in a month.

A 10 PER CENT NET INVESTMENT. \$4500—5-room house; lot 50x135; leased for \$40 per month.

THE BARGAIN OF THE HOUR. \$3600—100-foot gore at the Claremont station; will sell for \$4500 within a week and for \$2000 this spring.

MASON-McDUFFIE COMPANY, 2100 CENTER ST. \$1350 EACH—2 spacious lots in the Colby Tract; west frontage; best buys in this vicinity today.

\$2000—Large N. W. corner in the Fairview Tract; only 3 blocks from Key Route station.

Let us show you those fine lots in Oakridge, Claremont; within 600 feet of the Key Route station; magnificent view; magnificent view; on the beautiful up-grade across this tract. These lots have a west frontage and a 74-foot path running through them. The best buys in this locality today.

Come and see about our bargain prices on business property in Berkeley. We have a station; never again will you get opportunities in this vicinity at such low prices.

\$2500—Magnificent lot in North Berkeley, west frontage, at \$50 per foot. The east frontage in this same block sold recently for \$60 per foot. Here is a chance to make some money in North Berkeley, where in the near future very quick advances will be made.

We have a beautiful lot in Hopkins Terrace, N. O. block, exclusive section of the North End; view unsurpassed. This is a 50-foot lot and the price is \$1500. This is a snap.

\$3000—Beautiful lot, 50 feet wide, at the Wheeler Tract; on the east side of Euclid ave., north of Cedar. Let us show you this while the price is cheap to get at this figure.

We have 3 fine lots on Francisco st., North Grove, which will bring \$7500 each. Nothing in this vicinity can be had at these prices.

W. J. MORTIMER & CO., 2117 Center St., Berkeley, Cal. Phone Berkeley 894.

\$2200—Bargain; 5-room cottage; bath, pantry, etc.; lot 40x120; street work and walks done; near Key Route and Telegraph stations; terms \$200 down, balance \$25 per month.

\$2500—Fine new 5-room cottage; bath, pantry, laundry; street work and walks complete; lot 40x120; near Key Route and Telegraph stations; terms \$250 cash, balance \$25 per month.

\$2800—Beautiful new 5-room cottage; well built; bath, pantry, laundry, etc.; fine view; lot 40x120; street work and walks done; terms \$350 cash, balance \$25 per month.

\$2750—Elegant new 6-room Queen Anne house; bath, pantry, laundry, 2 toilets, etc.; electric fixtures and fuel gas; handy to station; terms \$600 cash, balance \$25 monthly.

\$3000—Bargain; elegantly furnished new 5-room cottage; bath, pantry, laundry, etc.; handy to Key Route and S. P. stations; furniture, rugs, etc.; \$800; the owner is leaving town and must sell; terms half cash.

Open Sunday, O. A. RUDOLPH, Lorin Station, South Berkeley.

\$3300—5-Room shingled cottage, two clinker brick garage; beamed ceiling; electric light; lots of short walk to the station; near Telegraph ave.; part cash.

\$2500—New 5-room cottage; all modern improvements; west front; 5 minutes from Ashby; \$500 cash, balance \$25 per month.

\$2800—New 5-room cottage; all modern improvements; west front; 5 minutes from Ashby; \$500 cash, balance \$25 per month.

\$600—Lot 40x100; improved street; 5 minutes from Ashby; near Key Route station; \$20 per foot; 120x120; street work done; good buy for a builder.

\$1100—Fair view lot; Fairview Park. \$2800—Lot 60x150; close to the Institution; on the proposed boulevard; street work and sidewalks.

\$2250 for 2 lots on a corner; unobstructed view; street and sidewalk done; fine site for a building. \$2000—Fair view lot; near Key Route station; \$2000—Large 8-room house; west end of lot 50x120; street work done; good buy; part cash.

\$2000—A piece of business property on Santa Clara ave., near Park st. \$4500—One of the prettiest homes in town; 9 rooms; modern; lot 75x150; elegant garden; stable; this and the other lot are located with street work, sewer, gas, electricity and cement sidewalks.

Call to see us, as we have a number of good buys.

HALLY & CO., 2315 Santa Clara ave. Phone Alameda 105.

\$3100—Large modern 6-room house; bath, gas, electric light; near old law, fruit trees, sidewalk, chicken house; positively must be sold; special reasons why; see us now.

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FERRIER-BROCK COMPANY (Inc.), SUCCESSORS TO FRANCIS FERRIER, 2121 SHATTUCK AVE., BERKELEY, CAL.

"AT KEY ROUTE TERMINUS." \$4,000—8-room house, west side of Grove, south of Russell, close to station; lot 40x120; street work done; \$1000 willing to close out at actual cost, no profit.

\$25,000 for a palatial Berkeley home, double frontage of 100 feet each; unexcelled view and neighborhood; 11-room house, hardwood floors and finish; property advanced steadily.

\$9,000—11-room house on Durant ave.; furnace heat; modern; lot 50x130; leased for one year at \$75 per month.

\$10,000—11-room house, near college grounds; rented at price for three years that will bring 12 per cent on investment.

Two excellent buys in the Fairview Park Tract for \$1400 and \$1500 each; these are two of the best lots in this location and are offered below market value.

\$6,000 affords a fine opportunity for a small investor; located in a business property; some that is sure to advance from 50 to 75 per cent within the next six months; terms \$1000 down, balance \$2000.

Some excellent investments on University ave., ranging in price from \$3000 to \$15,000.

\$6,000—Beautiful 10-room house; lot 100x130; 10-room house, floor to ceiling; windmill and tank of 9000 gallons; water in every room; electric lights; fine in every way.

\$6,000 for prospective business corner of business district; 10-room house, now on premises; south and east frontage; offered for sale this week only.

CITY OFFICE, 20 POST ST. BERKELEY REALTY BARGAINS. \$18,000—Large three-story brick business block on Dwight way, near Shattuck, at a low rental; \$1200 per annum. Worth more money and will rapidly increase in value.

\$10,000—50 feet wide, 120 feet deep, on Channing and Haste; a choice business location and worth \$150 per foot at the present time; magnificent view; business property in the city today.

\$5,000—The finest 10-room house, \$4,000—2 fine lots on Spruce, west front; grand view, which can never be obliterated.

\$2,500—Good corner on Virginia; 120x116. \$2,100—Choice lot on Ashby, near College; 40 feet wide, 120 feet deep; one of the best locations in all of Berkeley.

\$800—Fine lot, 40x135, on Grove st.; a 74-foot wide lot on Carlton street. \$750—Fine lot on Virginia st.; a good buy. \$700—Fine lot on Virginia st.; a good buy. \$700—Fine lot on Virginia st.; a good buy.

W. J. MORTIMER & CO., 2117 Center St., Berkeley, Cal. Phone Berkeley 894.

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"WE SELL THE EARTH." JUSTER & BAIRD, 2177 SHATTUCK AVE.

FINE RESIDENCE AND BUSINESS PROPERTY A SPECIALTY. \$5000. In without exception one of the prettiest and most desirable homes in Berkeley; only one block from the College-ave. car line and within a short distance of the new Key Route station; this is a new 5-room cottage; lot 40x120.

\$5000. Near Ashby station an exceptionally well built up neighborhood; fine 7-room house; lot 40x120; fine lawn and garden; plenty of sun; for business reasons the property must be sold and if purchased within a short time can be secured on very reasonable terms. As a renting proposition it cannot be beaten and we will guarantee the rent for one year at \$50 per month.

BUSINESS PROPERTY. In the heart of the business center; an elegant corner that can be improved so as to produce handsome returns. The investment will be greatly increasing in value within the next few years; if you are interested in a good investment be sure and investigate this proposition.

JUSTER & BAIRD, 2177 SHATTUCK AVE. OLIVER FLOYD COMPANY, 116 James Flood Bldg., S. F. S-626 116 James Flood Bldg., S. F.; a good factory site and a fine buy at only \$1750; see this promptly.

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FRUITVALE ADVERTISEMENTS

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HENRY BARKMEYER, 1206 Fruitvale Ave., Fruitvale, Cal.

AVONDALE TRACT. 120 lots, fronting on new boulevard now in construction, 1/2 mile long, 5 blocks from local train, grammar and high schools, terms 1/3 cash, balance \$10 per month. See these before buying elsewhere.

\$1150—A bargain; cottage of 4 rooms; 2 bathrooms; basement; lot 75x140; 2 blocks from electric car line and 2 blocks from local train. An investigator. Terms half cash. Owner is forced to sell. (218)

\$1600—Cottage of 4 rooms; lot 75x138; cement walks; an abundance of flowers and berries; fruit trees; extra good well, windmill and tank. See to see before buying elsewhere. (249)

\$1700—Elegant rustic cottage of 4 large rooms and bath; high basement; concrete foundation; cement walks; fruit trees; 2 blocks from schools and car line and 4 blocks from local train. (252)

\$1800—Bungalow cottage of 4 rooms and bath; hard finished; choice corner; lot 100x140; shade trees; corner lot 80x140; on macadamized avenue; high elevation; 3 blocks from Key Route station; extra good well; windmill and tank; extra good well, windmill and tank. Don't fail to see this before buying elsewhere. (250)

\$4700—A bargain; on Fruitvale Ave., modern 4-room house; 2 bathrooms; gas, electric, etc.; corner lot 81x207, 107 feet; fine lawn; a variety of flowers, berries and fruit trees in bearing; 2-story barn; extra good well, windmill and tank. Must be seen to be appreciated. (188)

TAKE A TRIP TO ELMWOOD PARK AND LOOK AT THE BEAUTIFUL BUILDING LOTS WE ARE SELLING AT \$300 AND UP ON EASY TERMS.

Each lot all level, sewer; graded streets; cement sidewalks; city water; gas and electricity. Each lot has beautiful ornamental trees.

35 minutes' ride from San Francisco; 1 block from S. P. depot; Fruitvale; 1 block from electric car line; 2 blocks from school and high school. Monthly ticket to San Francisco, \$3.

20 per cent cheaper than anything in this locality; these lots will double in value in next 3 years; no other building site; title perfect.

Go to Elmwood Park lots at your earliest opportunity; an investment in these lots will bring quick results; take S. P. broad gauge car to Fruitvale; take car to Elmwood Park; the beautiful wooded tract on left-hand side is Elmwood Park.

Come early and get your choice. Maps and particulars at any one of our offices.

BURR-PADDON COMPANY, 40 Montgomery St., San Francisco. Phone Main 3794.

BURR-PADDON CO., 950 Broadway, Oakland. Phone Oakland 493.

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