An "Era of Good Feeling" in the Real Estate Market.

A LAND OF PROMISE AND A "CHOSEN PEOPLE

Two Prime Factors in the Growth of Minneapolis Which Hold Additional Promise for the Future-Various Men Find Different Reasons for Their Paith in the City's Future Greatness and All of Them Are Good.

This beautiful property managed by J. A. Walters, 514 New York Life building.

men whose spirit prevails. The newcom- encouraging than it has been for years."

statuary, and all the pleasing list—more arable land for agricultural purposes, vast legitimate source of pride is revealed in forests and unexplored mineral deposits,

ideal American community and the largest city northwest of Milwaukee.

"To the west, an imperial realm of ter-

and vast territory around it is bound to lincrease the merchandising especially among the jobbing trade. The healthy, invigorating climate of Minnesota is east as if Chicago did not exist. This is

bound to make Minneapolis grow, and the east as if Chicago did not exist. This is

First, that the men of the west and location and our splendid facilities for dis-

Additional and detailed reasons for the ritory to which Minneapolis is the gate-

here a city of admirable,

topography, with modern structures for

every purpose with high grade parks, street cars, libraries, schools and churchs,

But especially he has found a hearty wel-

come, a generous contributing to his ma-

terial, intellectual, esthetic and spiritual

est primary wheat market, its biggest job-

the people that have made Minneapolis an

local expansion are comprised in the fol-

Work for Many Hands.

"The fact that the manufacturing indus-

tries of Minneapolis employ so many men

fact that Minneapolis' has such a rich

charming location, beautiful surroundings,

the plan of the city with wide streets,

advantages such as our common schools

high schools and university, taken with cosmopolitan people of thrift and industry,

is bound to make Minneapolis grow. The growth of Minneapolis cannot be stopped

any more than the incoming tide can be

Two Good Reasons.

Frank C. Nickels of Nickels & Smith-

last five years can be attributed very

northwest who have earned a competency

in the lumber, grain or banking business

or in farming, naturally turn to the me-

the well-being of their families. Minne

apolis is to-day not only the financial cen-

ter of the northwest, but is the headquar-

As a social and educational center we

the largest library in the state good art schools, an extensive park sys-

a state university and the best

public and private schools and churches of every denomination. These tend to

and refinement of the northwest, and

have added many thousands to our popu-

lation and many millions to our financia

Minneapolis in large numbers because the they find generous treatment, good riges and cheap homes in good locali-

tos, together with educational facilities

Situation Compels Growth.

Walter A. Eggleston, secretary The David C. Bell Investment Co.: "It must

be evident to everyone that Minneapolis is growing rapidly. Some estimate the growth as high as 25,000 a year. It would

growing at the rate of 15,000 to 20,000 per year. We know that during the period of inflated values, Minneapolis got away ahead of the country tributary to

city and everything was overdone

The conditions are now exactly reversed;

and our people fail to realize the fact

that every line of business is in a most prosperous condition. The normal growth of the city is giving a good demand for real estate. If this keeps up as it has for the past year, holders of real estate and

real estate agents will have no reason fo

'It is almost certain, however, that the

we are behind the growth of the country

manual training for their children

tropolis because in it they find what sat-isfies their business ambitions as well as

largely to two reasons.

boulevards and drives, educational

Samuel S. Thorpe, of Thorpe Brothers-

representative real estate men:

made yesterday by

bing houses, its finest library, its

Proud as this city is of its own par-

familiar everywhere as is the city's name. Measured by a standard of population that means an annual addition of from 10,000 to 20,000 residents. As to the causes of the growth, one fact

is prominent—the general prosperity of estate should advance are these: the country. Now that times are prosperous, Minneapolis grows the fasta.

But when times were far from prosperous—even through the years of panic and of commercial stagnation—Minneapolis still

The natural conditions that favor the upon the Mississippi. But the local turing center. climate, as remarkable for its salubrity as for its energizing ozone; the fertile soil of such a territory, to the Mississippi river, to Lake Superior, to neighboring states, vantages are shared by towns that once of all available labor.

Clearly, it is not only the Land Promise but the Chosen People that has made this city what it is. The intelligence of the Minneapolitan, his integrity, his liberality, his enterprise, his public spirit, have created influences so imperceptible, so inevitable, that human agency has been mistaken for a matter of air and

Railroads, factories, jobbing houses, re-tail stores, educational institutions that northwest mean plenty of money. It might have flourished elsewhere, have therefore seems to me that nothing but centered their operations here because of a crop failure could cause a setback.

The rapid growth of Minneapolis is as I market and that values will go up to s very marked degree. The present condi-tion, however, is a most healthy one as far as this real estate market is concerned.

"A few reasons why Minneapolis real "First-Rents in the city have been increasing steadily for three years at not

less than 10 per cent per annum.
"Second—Not only are all of the manufacturing plants which were closed down following 1893, opened up, but many of them have been enlarged and new plants community are potent. Here and here are being put in. Minneapolis is how only is found the greatest waterpower recognized as a very desirable manufac-

"Third-The railroad situation in Minneapolis has done a great deal to enhance the territory round about; even the advantageous position with reference to tending or have extended their yards, and many future improvements are being contemplated which mean the expenditure of large sums of money and the employment

"This is a safe market on which to buy as it must be apparent that there can be no decline when prices are at bedrock. Values will have to come up before they can ever go down again and while we recognize these as prosperous times, I do not believe we have reached the top notch as yet. With nearly 10,000 miles of rail-road in this countre in the process of construction this year, the country itself

How to Bound Minneapolis.

uation. It is difficult to conceive of a

finer location to command and dominate

bound Minneapolis in a geographical way:
"To the north lies Canada and the Brit-

all naturally and necessarily tributary to

way.
"To the south, the Mississippi valley

and a river which is the greatest natural

highway of commerce on the American continent; and we stand at the head of

the valley and must be counted in with all

commerce that extends from the southern

"On the east we have cheap transporta

our commanding situation from a geo-

great manufacturing center. We surprise

ourselves when we stop to consider the great strides this city has made in the

past few years in the development of our

izens are alive to the importance of this

comparatively recent development. Leav-

ing flour and lumbur out of account, our

industries, somewhat recently established.

is that Minneapolis cannot be surpassed

as a distributing point, and manufacturer

water in almost every direction. Manu-

facturing will add more to our population

than any other single feature of our devel-

"Third-If we can judge anything from

what people who see our city and become

familiar with its special features and at-

Minneapolis will grow rapidly and in-

"Nature has left little to be done to

make our city wonderfully beautiful. The

natural setting is unsurpassed. Here is

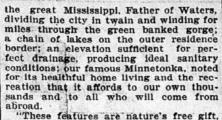
JAS. R. SLOANE

place in which to live

"Second-Minneapolis is growing as a

graphical standpoint.

seaboard to the northwestern country.



and man's ingenuity has been required only to arrange and display these beauties by our admirable system of parks and connecting boulevards. But lakes, parks and broad avenues lined with trees which are one of our distinguishing features, do not make up the sum total of our advantages. We can add some-thing to the adornment of nature. We have our great public school system, ranking second to none in the land; free library; our great university, following close after Harvard and Yale portance; many private educational in-stitutions of high rank. We have good reason to know we are recognized as a musical center, and there is a cultivated and refined social atmosphere brought from New England which is attractive desire to make their homes in our midst."

In All Such Structures Here There Are Less Than Twenty Rooms Vacant.

This Condition Would Seem to Point to a Stiffening of

The Chicago Record-Herald of Saturday last, in calling attention to the raise in rents and the unprecedented demand for flats, also stated that for the first time since 1892 every available foot of office space in Chicago was occupied, with a ong list of applicants that could not be the same conditions so far as flats, dwelling houses and business property are concerned, exists in Minneapolis, but it may tically all of the available office space in the best buildings is occupied, and each building has a list of applicants to be ac-commodated as soon as space can be made for them, which is only possible by the re-

the superior opportunities afforded by the So, taking all in all, the outlook is more the investment after paying cost of op Former Mayor David P. Jones of David P. Jones & Co.—"To my mind there are three important reasons why Minneapolis is growing and will continue to grow:
"First—Because of our geographical sitticular superlatives—of its greatest water idly developing. Following the idea of power, its greatest flour mills, its great-my boyish study of geography, let me

to meet their requirements. It was formerly the custom in this city university, its most striking municipal ish possessions, with an unlimited area of the buildings are now charging for same and will move same out about May 1.

building managers, representing one of the largest buildings, made the statement that climate at a less charge than \$1.25 per square foot for space above the second floor; of course, some offices should rent for a little less than this and some higher; depending upon location, and he claimed that ground and second floors should bring t least from \$1.75 to \$2.50 per square foot Intimations were made that office tenants would soon be in for another advance in rents, on the ground that it could be shown that the buildings were actually not paying even a small rate of interest on the As almost every one is doing better, it is likely that such advances will be met with the same resignation common to people in general in these days

of increases all along the line. A New Addition. Chute Brothers company will place actively in the market this season an attractive piece of property known as "Chute Brothers' First addition." This consists of a beautiful tract of land lying in North-

The land is covered with a very

Columbia park, which adjoins this addition, is the largest single park in the city, containing 160 acres of hills and meadows. which, when developed, will prove of great benefit to the adjoining property.
The bluffs in Northeast and Southeast Minneapolis form a fringe about the pres-ent bullt-up portion of the East Side, which is destined to become a very beautiful residential feature of the city-one removed from smoke and other objectionable features, yet within easy access of the business portion of the city by car

Second Church of Christian Science, corner of Eleventh street and Second avenue, S, interior finishing, \$15.500, Oneida Building Company Eleventh street and Second avenue S, interior finishing, \$15,500.

Oneida Building Company, 18 Seventh street S: interior finishing, \$6,000.

Anton Knoblauch, 313-15 Traffic street, \$1,000.

Milliam Grove, 1534 Fremont avenue; two-story frame dwelling, \$8,500.

Andrew Swanson, 3928 Lyndale avenue; two-story frame dwelling, \$2,500.

J. W. Womack, 3228 Longfellow avenue; one-snd-one-half-story frame dwelling, \$1,200.

J. E. Barrister, 225 W Twenty-seventh street; two-story frame dwelling, \$3,600.

Washburn Memorial Orphan Home, 5 W Fiftileth street; two-story frame dwelling, \$3,600.

Edward Johnson, 1607 Tenth avenue S; two-story frame dwelling, \$6,000.

John Nodell, 1611 Tenth avenue S; two-story frame dwelling, \$5,000.

Charles Beckman, 1617 Tenth avenue S; two-story frame dwelling, \$6,000.

Minor permits, \$2,930.

Carey's Magnesia Cement Roofing, Cannot rust or leak like metal roofing. W. S. Nott Company, Both phones 376.



NO. 111 SOUTH FOURTH STREET

\$2400 No. 3110 Harriet ay; nearly new cottage, modern except heat; east front lot, 45x129; also small barn;

\$750 No. 2611 E 24th at; house of seven rooms, recently put in good repair; rents for \$8 per month; lot 30x96; easy terms.

\$1800 -No. 1922 S. 7th st; two houses of eight and six rooms respectively: repting for \$25 per month; south front; lot 33x165; stone walk and water. \$1500 No. 3423 Garfield av: new six-room house, city water; lot 45x

\$1 100 No. 2213 S 7th st; house of eight rooms, renting for \$15 per month; lot 33x7s; stone walk; good investment.

\$2500 of 10 rooms: corner lot, 40x55; look it up; it will go quick.

\$3500 -No. 2745 Portland av. modern residence of nine rooms, in fine condition; lot 48x124; improvements in front. \$1600 -No. 2500 E Franklin av; house of 8 rooms, situated on very fine corner lot; 42x165; atone walk on long side; city water: also barn; it's a bargain; look

\$1400-No. 954 27th av NE; good eightmonth; lot 44x92; stone walk; this price to
close out an estate.
\$1500-No. 740 E 38th st; house of seven
rooms; also barn; south front;

CALL FOR OUR NEW CATALOG OF BARGAINS.

accommodated in the hands of local agents. It is quite generally known that not be known that the same conditions also apply to office buildings. The Journal in looking up the real estate and rental situation found from a canvass made of the office buildings in Minneapolis, like Chicago, practically all the office space in the city is filled, and space going to a premium. Interviews with the different office building managers developed that there was very little, if any, space left, and that for the first time since 1892 pracmoval of tenants now and then.

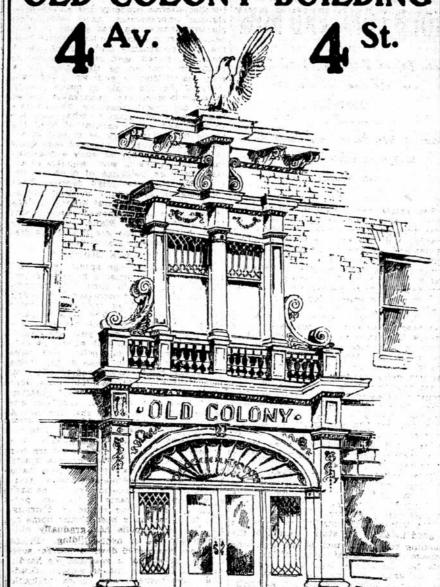
The New York Life has only four vacant rooms; the Andrus one; Loan and Trust, two; Oneida, none; Kasota, two; Boston Block, three; Syndicate Block, none; Temple Court, three; Lumber Exchange, four; Guaranty building, none; Phoenix, none; Bank of Commerce, none; Pillsbury building, none.

From conversation with tenants, it is found that rentals are being increased constantly. The building managers give s a reason, the increased costs in taxes, fuel, general supplies, labor pay rolls, etc. and the further fact that not a single office building has paid, within the last twelve years, much, if any, interest, on ation, repairs, etc. It seems that where prices from 90c to \$1.10 per square foot are now obtained, twelve years ago the same rooms brought from \$1.75 to \$3.50 per square foot. Nearly all tenants are increasing their business, and as a rule they do not stop to quibble over rents, providing they can obtain increased room

furnish free electric lights, but all of onsumers, by the light, ranging from 25 cents per month and upwards, according to the number of sixteen candle-power lights used. Also, three of our office buildings furnisher free law libraries, but the Guaranty building sold and removed y in Temple Court is to be removed to the courthouse about May 1, and the New York Life building has sold its law library One of the most conservative of the

east Minneapolis just beyond New Boston, bounded by Central, Fillmore, Twenty-ninth and Thirty-third avenues, near Soo shops and Columbia park.

growth of trees, is rolling, and much of it overlooks the city. It has excellent street car facilities on the Eighth and Central line, and is one of the most attractive locations in the city for moderate price



The Old Colony building now being erected at the corner of Fourth avenue S and Fourth street, will be completed about June 1. The accompanying sketch shows the entrance, which is fourteen feet wide, in detail. The entire building will be finished very elaborately. The entire front and side be plate glass, making the stores very light; all floors will be of maple; all doors and finish in oak. Special attention is being given to the plumbing, and the lavatories for both men and women will be the handsomest in Minne-This building is owned in the Edmund G. Walton office, 300 Henneoin avenue, and office spaces are now being offered for rent on five-year Second floor leases can be made at the rate of 60c a square foot, which is by far the cheapest rent in the city.

It is admirably located for lawyers, the courthouse is on one corner, the chamber of Commerce on the other; for insurance companies or fast freights.

Cheap Business Corner. This fine double corner, with 130 feet on Franklia by 110 feet on Fourteenth avenue south has a small house on. Can be had \$4000 Thorpe Bros., Andrus Bldg.

1854-THE PIONEERS-1903

\$4800 A block of 16 lots. city water. stone walks: Washington av and 2d st, between 25th and 26th avs N. stone walks are stone walks. Washington av and field, near Nicollet car line. \$3500 -20 acres, near Penn av car line, to treble your monor platting a chance to treble your monor platting.

to treble your money platting.

\$7500—A modern 11-room house and large barn, corner of three lots: costing worth \$10,000 now; near Sunnyside \$600 Humboldt av and 34th st S.

\$225 Another chance, Lake st and 80th \$1500 Humboldt av, near 27th st \$350 A chance to get a good lot cheap 9th av S near 28th st.

\$5500 Seven lots on Humboldt and Iring two corners on 28th st.

ISLAND PARK ADDITION

This beautiful addition recommends itself as an ideal residence location to persons who wish to build attractive homes. It is situated at the gateway of the city's most beautiful pleasure grounds, overlooking Lake of the Isles and adjoining Kenwood. Lots are now for sale at reasonable prices, and a spealal discount will be given to persons who will erect suitable residences within the year. Our building restrictions will afford protection against all objectionable improvements. If you wish to buy or build a home this should interest you.

H. P. GOODNOW

OLD COLONY BUILDING Moore Bros. & Sawyer, 311 Nicollet, Minneapolis.

in good repair, house presents a fine large barn; hardwood finish down stairs appearance on the outside and is one —city water in yard. All in good re of the most comfortable and convenient homes in that vicinity. Price is tion on 11th av. S. and 35th st. low. Come in for further particulars.

24th Street. Fine brick cellar, good well and cistern. Should rent for \$17 or \$18 per month. Will make a very comfortable and convenient home at a cheap

first class repair. Arranged for two families and renting for \$18 per month. Good well, brick cellar and cistern, convenient shed in the rear. This is a way down price for a first class home. Don't neglect to look at it at once.

A Choice Home in a First-Class Neighborhood—We will tell you the price when you come in. It is situated on Aldrich avenue south near 24th street, house has ten rooms, modern to an alley in the rear. You can buy this property as cheaply as other properties are selling in cheaper localities. Come in and see us at once.

\$1500 Will purchase No. | \$2400 is cheap for a lot 86x 1610 Queen Ayenue | \$2400 is cheap for a lot 86x 122 ft. to 14 ft. alley, North. Lot 68x128, eight room house with a first class 8-room house and

\$1500 Eight room house on 14th Ave. South near

\$1800 -2109 16th Avenue S. Nine room house in

pair; near car line and school. Loca

\$3400 buys a thoroughly modern house of 8 rooms on Harriet av., close to Lake st. East front; lot 46x120 ft. to 12 ft. alley; good basement, first class hot water heating plant; hardwood floors down stairs; grates and sideboard, bath; has fine large barn that can't be duplicated for \$250.

\$3500 and will submit less for No. 3105 Columbus av. S. Large 10-room house, modern throughout. Steam heating plant, hardwood finish down stairs, capacious and convenient. Good barn. We do not think that the property can be dup-licated in the city for the price. Come in for particulars.

\$12000 For one of the finest corners on throughout, best hardwood finish, 4th Ave. S. & 10th St. One house, 10 selected material, lot 45x119, running rooms, all modern, rents for \$50 per month. One double house, 14 rooms, modern except heat, renting for \$50 per month. Lot 55x165. This is a fine It is desirable in every particular, property for speculation or investment-Come in for further particulars.

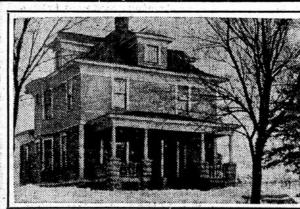
VACANT.

\$750-Just think, this little \$200-Each, for lots 5, 6 and 7, sum for a lot 90x148 ft. \$200-Each, for lots 5, 6 and 7, Lennon & to 30 ft. alley; located in Kenwood Newells Add. Each lot 55x124, located east front on 21st st and Sheridan av. at corner 24th Ave. N. E. and Madison This is a snap.

\$800—For a fine piece of trackage near 14th ave
Northeast on the Northern Pacific S450—For a fine residence lot on 9th Ave. So. between one can use it. This is a bargain and line; two blocks to school. no mistake. You will be persuaded of Call for our catalogue of bargains the fact if you look at the property. Come in at once It must be sold.

street. Look them over and buy be-

The lot is worth twice the money if improvements in. One block to car



day labor, and is one of the finest homes in Kenwood. It is new and fully modern and must be sold; would cost at least \$5,000 to build but it can be sold by us for much less than actual cost. No. 1960 Sheridan, just off the bou-

No. 2650 Fremont avenue N, (see cut under \$3500 write up,) fully modern, a fine new home..... The following houses are all new, or nearly so; built by owners

and for sale by us at from \$1800 to \$4000: 2827 Fremont; 2654 Girard; 2824 Fremont; 2522 Fremont; 2917 Fremont;

8015 Fremont; 2951 Humboldt; 3002 Humboldt; 3105 Emerson; 2905 Dupont. We also have a complete list of houses in all parts of the city. Modern houses our specialty.

Morrison-Crittenden Co

507 PHOENIX BUILDING.

HALLUM & OLSEN

735 ANDRUS BUILDING.

REAL ESTATE, INSURANCE AND LOANS

\$1150 Six-room house on 29th av and 26th at S; stone sidewalk, well, cistern, in good condition.

\$1500 Eight-room house on 22d at 8; in good condi \$1500 Seven-room house on Fremont and 8th av N; hot and cold water in litchen and bathroom; stone side walk; a decided bargain; casy terms.

\$1500 Seven-room house on 19th average and 32d st S; large lot; city water and in good condition.

\$2500 Eight-room house on Nicollet and 33d st; modern; hardwood finish, open plumbing, lange and gas store goes with; in first-class condition. Easy terms

\$1500 Eight-room bouse on 22d av \$1600 Eight-room house on 28th and Bryant av N: large lot and alley; city water; in very good condi-

\$1650 Seven-room house on 13th a good well, stone sidewalk, new barn and \$1700—Ten-room house on 26th st and 20th av S; city water in house, sewer in street; large barn; fine shade trees, woodshed, etc.

\$5000 -Nine-room house in Sunnyside 24th st and Aldrigh av S cast front; strictly modern; casy terms.

