

J. CRADOCK SIMPSON & Co.

OFFICE,  
CITIZENS INSURANCE CHAMBERS,  
GROUND FLOOR.  
No 181 ST. JAMES STREET.  
TELEPHONE CONNECTION.

Real Estate, Insurance & Financial Agents.

MONTREAL, 29<sup>th</sup> May 1889.

Real Estate

BOUGHT AND SOLD.

No Commission charged to Purchasers.

The Management of Properties and Estates  
undertaken,

Comprising the leasing of Lots and Buildings,  
and attending to

IMPROVEMENTS,

REPAIRS,

INSURANCE,

ASSESSMENTS,

COLLECTION OF RENTS,

NEW INVESTMENTS, &c., &c.

REAL ESTATE AUCTION SALES

EVERY SECOND WEDNESDAY.

VALUATIONS OF REAL ESTATE ATTENDED TO  
WITH CARE AND EXPEDITION.

Insurance.

Risks of all kinds placed at lowest rates in  
First-Class Companies.

The interests of the insured guarded by careful  
attention to the description, wording, and  
Renewals of Fire Insurance Policies,  
without charge.

Finance.

Loans negotiated on First Mortgage on  
Real Estate.

Interest, Insurance, and Sheriff's Sales looked  
after for Mortgagees when required.

Investments made and watched.

REFERENCES:

Sir Donald Smith, K.C.M.G.  
Andrew Allan, Esq.  
Hugh McLennan, Esq.  
James Shearer, Esq.

Hon. Mr. Justice Jetté  
Thomas Workman, Esq.  
R. W. Shepherd, Esq.  
A. Cantin, Esq.  
Messrs. Lightbound, Ralston & Co.

Sir J. Am Dawson  
McGill College  
Montreal.

Dear Sir,

With reference to  
the house No. 238 University Street we  
have seen the owner and we find that he is  
more anxious to sell in order to get money to  
improve a business property owned by him and  
we think that an offer of \$9500. if made within  
a few days would be accepted. The owner  
says that the house is in perfect order throughout;  
the sleepers in basement are of cedar, the spaces  
between being filled in with broken stone & concreted.  
There is a French drain all around rear & side  
of house and the house drains & connections  
are perfect, the latter having been done under the  
present owner's personal supervision within six years.  
There is a Carpenter Range & copper boiler in kitchen;  
lead floor under bath room & closet, two new  
bath closets in the house - all window frames  
packed, the door & window frames having been  
removed and replaced. The lot is 37 1/2 ft.  
front by 120 ft. deep and the house about 25 ft.  
by 45 ft. We shall be glad to hear from  
you and we think this a favorable time to  
buy the house if it suits your friend -

Yours very truly

J. Cradock Simpson & Co.



J. GRADOCK SIMPSON & CO.

Real Estate, Insurance & Financial Agents.

MONTREAL, 1887.

Dear Sir,  
I have been thinking of  
the house in  
St. James Street  
No. 181

With reference to  
the house No. 238 in University Street we  
have seen the owner and we find that he is  
willing to sell in order to get away to  
improve a business property owned by him and  
he offers an offer of \$2500. if made within  
a few days would be accepted. The owner  
says that the house is in perfect order throughout,  
the carpets in basement are of good quality, the  
kitchen being fitted in with modern stone & enamel  
there is a French drain all around over to side  
of house and the house is in a very quiet  
and perfect the latter having been done under the  
present owner's personal supervision within six years  
there is a copper water pipe & copper pipes in kitchen,  
lead four under bath room & toilet, two new  
water closets in the house. All our own  
plumbing, the door to window frames being  
renewed and replaced. The lot is 37 1/2 ft.  
front by 120 ft. deep and the house about 25 ft.  
by 40 ft. It is all to be had for \$2500 from  
him and we think this a favorable time to  
buy the house if it suits your views.

Yours very truly,  
J. Gradock Simpson & Co.

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- James Stewart, Esq.
- A. Cantin, Esq.
- R. W. Shephard, Esq.
- Thomas Workman, Esq.
- Andrew Allan, Esq.
- Hugh McLennan, Esq.
- Lieut. Col. Smith, R.C.M.C.
- Hon. Mr. Justice Lett