

February 8 1913

# FOR 25 YEARS

Winnipeg has had a large crop of subdivisions and FOR 25 YEARS MORE the crop will continue to be an extensive one. BUT 25 years ago Winnipeg had two rivers—she has only two rivers today—can't very well have any more. That means that the supply of

## RIVER FRONTAGE

is very limited. It is estimated that 95% of it is now in the hands of people who will not sell at any price—people who were foresighted enough to see that River frontage was a scarce article and to pick up some.

Winnipeg has, according to Henderson's, a population of 260,000. Of these, not over 8,000 can live along our rivers in the most desirable location.

Of these 8,000 not over 2,000 can live on natural treed property. Think of it! 258,000 people who have absolutely no shade until they grow it, and that takes from ten years to a hundred years—it depends on the kind of trees.

Which do you prefer—shade or the hot sun. You still have your choice. We have 60 lots beautifully treed in



Photo of Munroe Park.

Our East Kildonan properties, and among these we have a few

## TREED RIVER LOTS

You can live among large oaks and elms a century old for one-half the price of a similar lot anywhere else in the city same distance from the city hall.

Isn't it worth investigation! Our representative leaves our office every day at 2 p.m. for our Kildonan properties, or will make special appointment for any hour that suits you.

Our new booklet will be ready on the 11th inst. Ask for copy if you are interested. In this booklet you will find actual photos taken on our property.

### PRICES AND TERMS—MUNROE PARK

Lots between Red River and Glenwood Crescent (350 ft. deep), per foot	\$75.00
Lots on east side Glenwood Crescent, per foot	40.00
Kildonan Road Frontage, per foot	40.00
Balance of lots, per foot	\$20 to \$25.00
1/4 cash, balance 6, 12 and 18 months.	
1-3 cash, balance 1 and 2 years. Interest, 6%.	

Guaranteed to out-of-town investors:

To protect investors who cannot make a personal inspection of the property, we hereby agree to refund all money paid in to us by any purchaser, together with 10% interest any time inside of one year, if, upon inspection, the property purchased does not prove satisfactory.

# THE OLIVER-BATES REALTY CO.

PHONE M. 2616

710-712 SOMERSET BLDG.