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4 beautiful residential lots, with orange and grapefruit trees on each, in the prettiest grove in Florida. All improvements, street lights, paved streets, good water, etc. Located one block North of Coral Way and one block West of Southwest 22nd av. Coral Gables rapid transit line within 1 1/2 blocks. These lots are the best buy we know of. \$5,500 each. \$2,080 cash each; balance 1-2-3 semi annually.

**54TH STREET**

Just think, when the new causway goes in 54th st. will be the Flagler st. of the Northwest. Here is a double corner East of 22nd av. 112 ft. on 54th st. by 100 deep. The price is \$10,000 under surrounding values, being only \$25,000. See us about this remarkable buy.

Exclusive. Brokers cooperate

**FLEMING & HINDS**  
 220 Johnson & Moffat Bldg.  
 3118 Phones 5422

**I D E A L**  
 FILLING STATION, APARTMENT HOUSE OR WAREHOUSE SITE.  
 DOUBLE CORNER  
 97 1/2 x 100

N. E. CORNER N. W. 23RD ST. AND 5TH AV. THE 100-FT. BOULEVARD. TROLLEYS ON N. W. 2ND AV., AND CONTRACT ASSURED FOR TROLLEY ON 7TH AV.  
 \$28,000—1-3 CASH.  
 BALANCE 1-2 YEARS (OWNERS)  
 INQUIRE  
 C. W. COLLINS  
 272 W. FLAGLER.

**CORAL GABLES**  
 BILTMORE section apartment sites, block 26, lots 5 and 6. \$5,400 each. One-fourth cash.  
 E. J. SCHREMP  
 Florida Resales Exchange  
 Halcyon Hotel Building.

**CORAL GABLES**  
 BILTMORE SECTION APARTMENT SITE CORNER  
 \$9,750—1-4 CASH  
 E. J. SCHREMP  
 FLORIDA REALES EXCHANGE  
 HALCYON HOTEL BUILDING

**OCEAN FRONT LOT**  
 70 FEET on the ocean, 175 feet deep, at a real price, \$10,000 with a discount of 20 per cent. if sold within the next three days. 1/2 cash, balance 3 years, payable semi annually. No curiosity seekers. If you mean business ad-

REALTY CO.

**DON'T WAIT.**

**PROCRASTINATION IS THE THIEF OF PROFITS**

**OKEECHOBEE TERRACE IS BREAKING ALL SALES RECORDS IN THE OKEECHOBEE DISTRICT**

**!! JUST IMAGINE !!**  
 50-FOOT LOTS  
 \$125

EVERY LOT HAS 15-FOOT ALLEY. OVER \$300,000 WILL BE SPENT FOR IMPROVEMENTS, INCLUDING BOULEVARDS WITH WHITE WAY LIGHTS, PAVED AND GRADED STREETS, PARKS, SIDEWALKS, LIGHTS AND WATER.

**OKEECHOBEE TERRACE IS ON STATE ROAD 8 THE ONLY PAVED HIGHWAY FROM COAST TO THE GULF.**

ONE MAN BOUGHT 10 LOTS. ANOTHER BOUGHT WHOLE BLOCK.

**BUY TO YOUR LIMIT TODAY.**

**THE DORSEY VAN LOON REALTY & INVESTMENT CO.**  
 531 N. E. FIRST AV., MIAMI.

**JACKSONVILLE OFFICE:**  
 5 W. ADAMS ST.  
 R. V. FLOWERS, MGR.  
 FORT LAUDERDALE

DIFFERENT?

BECAUSE we are selling it in half-acre, acre and five acre tracts. It is platted so that the buyer can easily cut these acre tracts into six large 50x122 foot lots. An ideal proposition for a contractor or carpenter. You should be able to sell houses as fast as you build them.

**DOUGLAS RD.** the great artery north and south, runs through the center of property. Honey Hill rd. on south side, both hard surfaced.

**GET THIS**

**ABOUT 25 ACRES OF GRAPEFRUIT, ORANGE AND AVOCADO TREES, FULLY MATURED.**

BEST of all, it is situated on nice, high hill. An ideal location for a small city. Douglas rd. is the main street north and south through Miami, and Honey Hill rd. will be a main artery east and west. You must see this property to appreciate the location. Remember, Mr. Investor, you can buy this property today at acre prices. Picture to yourself what it will be worth in the fall or winter when the big crowd arrives. A person should be able to make a living on one acre of this land, it is very rich soil.

OUR opening day will be Saturday, Sep. 12, we are open Sunday, but we make reservations any time between now and then. Call at any of our offices and see the map and make your choice. Terms and prices very reasonable. We will gladly pick you up at any of our offices and take you to the property, where we will serve a nice lunch at 1 o'clock, under the avocado trees—By the way, they tell us we have the largest avocado tree in the state—You will see a display of our grapefruit and avocados in office windows. We give a discount of ten per cent to parties buying five or more acres. We have acre tracts as low as \$1,750.

**HOW TO GET THERE**

GO TO Biscayne, pass the oil station to Avenue E one block, turn north to Miami Garden rd., west to Douglas rd., north to Honey Hill rd. and you are on our property. For further information call at any of our offices, Attwater and Roberts office Central hotel, N. E. 1st av., Beacon Realty Corp., 160 N. E. 1st av.; Harry J. Moyer, 115 S. E. 1st av. S. B. Sampson, 140 N. E. 2nd av.

**T. J. NESTOR**  
 Owner.  
 Central Hotel, Miami.  
 Salesmen With Cars Wanted

**MIAMI SHORES**

**PROFITABLE BUYS**

BLOCK 133, lots 16, 17, 18  
 BLOCK 126, lot 4  
 BLOCK 65, lot 22  
 BLOCK 20, lot 2  
 BLOCK 168, lots 8, 9, 10, 11  
 BLOCK 36, lots 16, 17  
 BLOCK 87, lot 7  
 BLOCK 65, lot 20  
 BLOCK 11, lot 9

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