TO LET to MERCHANT TAILORS, and FOR SALE.—Business and Fixtures of an established stand of fourteen years, doing a good business. Possession about the 26th of this month. Apply at No. 241 Bleecker-st

WANTED—A Partner, either silent or active, with $10,000, to join the advertiser in a jobbing business in which the first year's net profits would be fifty per cent. of the capital employed. Address F. H. J., Box 2,068 P. O.

Summer Retreats.

LEBANON SPRINGS.—COLUMBIA HALL.—This establishment will be opened on the first of May next. Families wishing accommodations in the Hotel or in the Cottages are referred to HENRY A. KERR for information, cor of Broadway and Astor-place. A German Band will be provided, to make it desirable as a summer residence, by its present proprietor, HENRY HULL.

Board and Rooms.

A FEW GENTLEMEN can be accommodated with pleasant Rooms and Partial Board, in a private family, at the corner of Garden and 2d-sts., Hoboken. Also, a Gentleman and Wife, with a large unfurnished Room. References required.

ASTOR-PLACE HOTEL, Nos. 733 and 735 Broadway, (opposite Astor-place.)—Several very desirable suites of Rooms on Broadway to rent as above.

A SINGLE GENTLEMAN wishes to secure Board in a private family, with breakfast and tea, where there are few if any boarders, as the comforts of a home are desired. Any one having such accommodations, between 16th and 25th-sts., will address Box No. 3,426 General Post-Office. References given if required.

A SPANISH YOUNG GENTLEMAN wishes Board in a respectable private family, where his services in teaching the Spanish would be received as compensation. He has three hours unemployed in the evening, and can bring unexceptionable references as to capability and character. Address R. A., Tribune Office.

A LADY who owns her House, and having no family, is desirous of making arrangements with a party of Gentlemen, say six or eight in number, with comfortable Furnished Rooms and partial Board, where they can have the comforts of an agreeable home up-town. Call at No. 9 St. George's-place, East 13th-st., a few doors from 2d av.

A FURNISHED PARLOR, with Bedroom and Closets attached, to be let, with Board, to a Gentleman and Wife. House with all the modern improvements. Apply immediately at No. 176 Hudson-st.

BOARD—At No. 177 East Broadway.—One Attic Room, suitable for a single gentleman, now vacant. Also, from the 1st of May, two large rooms in second and third stories, suitable for two gentlemen and their wives.

BOARD—Desirable suites of Rooms, suitable for Families and single Gentlemen may be had, with board, at No. 37 West 22d-st., near 5th-av. House new with all modern improvements. References required.

BOARD—Three or four single Gentlemen can be accommodated with very pleasant rooms with partial Board. House contains modern improvements. Inquire at No. 251 12th-st., near 4th-av.

BOARD.—Wanted by four young Gentlemen, partial Board in a family where there are but few boarders; location between Broome and Bleecker-sts., within a few blocks of Broadway. Address, post-paid, D. T. C., Box No. 1,085 Post-Office.

BOARD—A Gentleman and Wife can be accommodated with an unfurnished Room or suite of Rooms on second floor, with gas, Croton water, &c. Also two single Gentlemen can be accommodated. Apply at No. 192 Bleecker-st.

BOARD.—Rooms to let to Gentlemen and their Wives or young Gents, at No. 29 St. Marks-place, 8th-st. Stages pass the door. Reference exchanged. N. B.—No moving on the 1st of May.

BOARD.—A private family in Bond-st. have two furnished Parlors on the second floor, with bedrooms and closets attached, which they would let to two single Gentlemen, with or without partial Board. Bath and gas in the house. No other boarders. No removal on first of May. Unexceptionable references given and required. Address C., Broadway Post-Office.

BOARD.—To let, from 1st May, two handsome Parlors, with small room and pantries attached, Croton water &c. The rooms will be let together or separate, (unfurnished) with full or partial board. Also, a furnished parlor on second floor, for single gentleman. No. 112 Hudson st., between Franklin-st. and St. John's Park.

BOARDING.—Elegant Rooms and Board in one of the finest locations and best houses in Williamsburgh, only 2 minutes' walk from Peck-slip Ferry. A Gentleman and Lady and a few single gentlemen can be accommodated. Apply at No. 25 South 9th-st.

BOARDING.—Several single Gentlemen, and Gentlemen and their Wives, can be accommodated with good Board and pleasant Rooms, in a desirable location, can and after the 1st of May next. Apply personally, or by note, at No. 425 8th-av., corner of 32d-st.

BOARDING.—A Gentleman and his Wife, or two or three single Gentlemen, may obtain board and pleasant rooms, by applying at No. 12 Vandam st.

BOARDING.—Single Gentlemen can be accommodated with pleasant Rooms and Board, without dinner, at No. 11 Le Roy-place, Bleecker-st. Breakfast furnished in their own rooms if desired.

BOARD at No. 63 FULTON-ST.—Comfortable accommodations for Permanent and Day Boarders

BOARD.—A large unfurnished Room to let, and Partial Board, for single gentlemen. Also, a front Room and Bedroom, from 1st of May, at No. 145 Hudson-st

BOARD—At Union-park.—For choice Rooms on first and second floors (private table if desired) apply at No. 22 East 14th-st. Entertainment by the day or year. Same at corner of 34th st. and Broadway.

BOARD.—Two or three Gentlemen can be accommodated with partial or full board in a private family. Inquire at No. 205 Elm-st.

BOARD—Pleasant Rooms with Board may be had on reasonable terms, after 30th inst., at a dwelling eligibly situated in Clinton-place, between 5th and 6th avs. For particulars address Mrs. M., box No. 406 Post office.

BOARDING—A Gentleman and Wife can obtain good Rooms with Board, in a house where there are a few boarders. Also, single gentlemen can have full or partial board, with the use of the bath. Apply at No. 224 Greene-st., near 4th-st. No moving the first of May. Reference required.

BOARDING.—A Gentleman and Wife may obtain Rooms and Board from the 1st of May next, by making immediate application at No. 30 King-st.

BOARDING.—A large Room with Bedroom and Pantry on the third floor, unfurnished, and one large Room on the first floor, furnished, at No. 49 Bleecker-st., opposite Wesley-place. Transient Board on reasonable terms.

BOARD and ROOMS for Families and Single Gentlemen at Mrs. EDWARDS'S, No. 19 Union-square, west side.

BOARD in BROOKLYN.—A Gentleman and Wife, or two single Gentlemen, can obtain Board with pleasant Rooms, in a family where there are but few boarders, in convenient location, five minutes' walk from Fulton Ferry. Apply at No. 57 High-st.

BOARDING in BROOKLYN.—A few single Gentlemen can be accommodated with pleasant Rooms and partial Board, in a pleasant location, within three minutes' walk of Fulton Ferry. Apply at No. 180 Fulton-st. References required.

BOARD on BROOKLYN HIGHTS.—Private Board, Rooms with closets and wardrobes; within three minutes' walk of the Fulton Ferry. Apply at No. 8 Willow-st. References required.

BOARD WANTED in WILLIAMSBURGH—By a small family, in a pleasant location, within five minutes' walk of Peck-slip ferry. Address K., this office.

BOARD WANTED—For a young Lady and Brother, in a respectable private family, or where there are but few boarders, and in a pleasant location above Prince-st., from about 20th April. References exchanged. Address REMSON, Tribune Office.

BOARD WANTED—By a Gentleman and Wife, a Parlor and Bedroom, furnished, in the upper part of the city, in a private family, where there are no other boarders. References given if required. Address D., Box No. 400 Post-Office.

BOARD WANTED—By a Gentleman and his Wife, in the upper part of the city, west of Broadway, pleasant apartments with board are desired. Address J. B. H. at the Office of this paper.

BOARD WANTED—By three single Gentlemen, (brothers) in a respectable private family. Breakfast and tea, with dinner on Sunday; use of bath. Address (post paid) BOARDER, box No. 1,248 Post-Office, for three days.

BOARD WANTED—By a young Lady; in a French, German or Spanish family preferred. Terms must be moderate. References exchanged. Address AMERICAN LADY, Broadway Post-Office.

BOARD WANTED—Two Gentlemen and two Ladies are desirous to obtain Board, with four rooms, in a respectable private family, or boarding-house. References given and required. Address W. W., at the office of this paper.

BOARD WANTED—In Brooklyn, for a Gentleman and his Wife, within ten minutes' walk of the South Ferry. A large unfurnished room, with pantries attached, will be required, on or before the 1st of May. Address INDEX, No. 13 South-st., N. Y. Post-Office.

GRAMERCY HOTEL.—This elegant and fashionable Hotel, corner of Broadway and 20th-st., with its extensive additions, comprising over 250 rooms, is now ready for the accommodation of the public. The proprietor intends that this house shall continue to deserve its high reputation as a first-class hotel. G. DONADI.

FURNISHED and UNFURNISHED ROOMS to LET, with pantries attached, suitable for gentlemen and their wives, or single gentlemen, in a pleasant location, at No. 122 Waverly place, near Washington-square, and also near a stage and railroad route

FURNISHED ROOM, without meals, at No. 47 White-st. A very desirable location for a gentleman wishing a superior room. No moving in May.

FURNISHED and UNFURNISHED ROOMS to LET—Also, a Room suitable for an Artist, on the 3d floor; on the 2d floor a large suite of Rooms well adapted for business purposes. 364 Broadway, entrance on Franklin-st.

FULL or Partial Board, with furnished or unfurnished Rooms, can be obtained at No. 6 Amity-place, west side of Broadway, between Amity and Bleecker-sts. Hot, cold and shower baths in the house.

FURNISHED ROOMS—Near Washington-square; elegant suites of Rooms, with private Board, to let to genteel families, in the first-class house, No. 11 St. Clement's-place, (No. 183 McDougal-st.)

IN a PLEASANT LOCATION, a handsome Unfurnished Room to Let. A small room let with it, if required. Apply at No. 89 Horatio-st. References required.

LODGING ROOMS in a PRIVATE HOUSE near Metropolitan Hotel. A Parlor, Front Room and Bedroom. Board if desired. Mrs. SPENCER, No. 114 Greene-st.

NINTH or FIFTEENTH WARD.—Permanent, full Board wanted by two Gentlemen, within the above limits. Terms moderate. References exchanged. Address THETA, Tribune Office.

PERMANENT BOARD WANTED—With a room and bed-room, for a gentleman, wife and child, in a house with gas and baths. Address, stating terms and full particulars, O. H., Tribune Office.

ROOMS and BOARD.—Pleasant Rooms for Gentlemen and their Wives or for Single Gentlemen, with gas and water, on second floor, with Board, may be obtained at No. 69 State st., Brooklyn. Also on the third floor. Will not move on the 1st of May.

ROOMS to LET, with BOARD—In a first-class House. Apply at No. 199 West 14th-st.

TWO PLEASANT and handsomely furnished Bedrooms for Gentlemen, with or without breakfast, can be had by applying to JOHN WORAM, No. 562 Broadway. References exchanged.

UNIVERSITY-PLACE—Beautiful suites of Rooms, unfurnished, on first or second floor, may be had at No. 44 University-place.

WANTED—Unfurnished Rooms and Board for a Gentleman and Wife, Child and Nurse, in 17th-st., between Union-square and 6th-av. Address Box No. 3,299 P. O.

WANTED—Partial Board, with a respectable family, by a single Gentleman, within 30 minutes' walk of Wall st. Address, with terms and particulars, FULTON, Tribune Office.

WANTED—In the 8th or 9th Ward, a front and back Room with Hall Bedroom, on second floor; two or three additional Bedrooms and a good Basement, by a family of grown persons. Address A. R. V., Tribune Office.

Houses Wanted.

WANTED to HIRE, in the upper central part of the city, a large House, suitable for a boarding house. Rent from $800 to $1,200. Address D. A. E., No. 76 Beekman-st.

WANTED—Part of a first-class House, within walking distance of the City Hall, by a quiet family, without children. The best of references given and required. Address K. D., Tribune Office, stating particulars.

WANTED—By an artist, a Room in the vicinity of Broadway. A northern light preferred. Address F. G. 44 East 16th-st.

Houses to Let.

BASEMENT and SUB-CELLAR in JOHN-ST. to LET—Finished with Gas, Croton water marble basin, &c., suitable for an Office. The Sub-Cellar is double, extending under two stores, and is light and dry. Apply to L. & A. UNDERHILL, Nos. 4 and 6 John-st., first store from Broadway.

FURNISHED COTTAGE to LET at FLUSHING, L. I.—Pleasantly located ten minutes' walk from the landing. Facilities to and from the city hourly by land and water. The cottage is commodious, with eight fine rooms, closets, and all the necessary appurtenances to make a home in the country desirable. The grounds around and adjoining the premises are well laid out. Piano included with the furniture. Would prefer to let it from 1st May. To suitable persons, will be rented for the season or year, on reasonable terms. Inquire at Flushing Post-Office.

LOFTS to LET.—Desirably located for any Mercantile business. Apply at No. 219 Greenwich-st., near Vesey-st.

MANUFACTORY.—To let with power in the upper part of this City, a substantial brick building, five stories high, suitable for any manufacturing purpose. Possession immediately. For particulars apply to Mr. J. F. DARLING, No. 180 Pearl-st., up stairs.

MANUFACTORY TO RENT.—Five lots of ground, with buildings 100 by 40 feet, with steam power, situated in the upper part of the city, and suitable for a foundry or other manufacturing purposes, to rent for one or more years. Inquire of A. J. SMITH, Esq., No. 6 Wall-st.

MODEL DWELLINGS in 37th-st., near 8th-av.—The second building is now completed, and open for applicants for suites of Rooms. They are arranged for small families only, (a young Man with his Wife and one or two small children.) Every comfort, convenience, and some of the luxuries of the best houses in the city, are provided for such families. Water-closets, sinks and slides for ashes, garbage, &c., are on each floor. The halls, staircases, and closets are neatly furnished throughout, lighted and kept clean by persons appointed to that service.

The very best of references are required; and families only of the most unexceptionable kind, will be replied to favorably.

The Housekeeper will show the apartments, and give all information required.

MODEL DWELLINGS in 37th-st., near 8th-av.—Subsequent to the arrangement of the apartments in these dwellings described in the above advertisement, many parties have expressed a desire to occupy two of the suites of rooms, but it has been heretofore objected to. Those who have applied for such extension of premises are now notified that the suites on the first floor in both houses can have the basement suite immediately under them, by which arrangement they will have a parlor and two bedrooms on the first floor, a dining-room in the basement, (as in the best houses in the city,) with a servant's bedroom and sink, closets, ashes and garbage slides, &c., &c. The halls, staircases, closets, &c., kept clean at all times, and lighted with gas, by persons appointed to that service.

STABLE to LET—The large and desirable brick Stable on Great Jones-st., attached to No. 16 Bond-st. Apply to D. W. LEE, No. 20 Ferry-st., between the hours of 9 and 12 A. M.

STEAM POWER—10 or 15 horse-power, with room in stone factory, 36th st., 200 feet west from 7th-av. Apply on the premises, or to CHARLES PARTRIDGE, No. 3 Courtlandt-st., at 2 o'clock.

STORE to LET—No. 389 Bowery. Inquire on the premises.

TO ARTISTS.—To Let, the Upper Story of House No. 396 Broadway, near Walker-st., containing a room 26 by 40, well lighted, suitable for an artist's studio, together with two small rooms. Rent $300. Possession given immediately. Inquire on the premises, of R. G. HATFILLD, Architect.

TO FURNITURE DEALERS and OTHERS.—To lease, for a term of years if desired, in the business part of Hudson-st., two Houses, each 25 feet by 80 feet in depth. Apply to S. PECARE, No. 163 Hester-st.

TO LET—Three three-story and basement Houses with verandah fronts, on north side of 31st-st., 200 feet west 3d-av. Those houses contain 13 rooms each, have Croton water on two stories, with waste pipes and drainage, wash and wood houses, and other conveniences, designed for, and are very desirable for genteel families. Possession of one given immediately, the other 1st May. Also, a two-story building 25x50 feet on 33d-st., between 3d and 4th-ave., suitable for manufacturing purposes. Inquire on the premises, of J. W. GOODWIN, or at No. 31 West 23d st., near 6th-av.

TO RENT—Those fine large, airy, capacious and well lighted Rooms on second floor of the new building of the Hanover Bank. Possession given immediately. Apply at the Hanover Bank, or at the office of the Ohio Life Insurance and Trust Company.

TO LET in WILLIAMSBURGH—A first-class three-story and basement brick HOUSE, finished in the best manner, with all the modern improvements, gas, bath-room, marble mantles, grates, water in kitchen, &c.; also, an excellent counter cellar. It is situated in the most fashionable part of the city, and a very desirable residence for a person doing business in New-York. For further particulars apply on the premises, No. 149 South 9th-st., or of JOS. S. PAYNE, Brass Faucet Manufacturer, 12 Canal-st., N. Y.

TO LET—A neat two-story attic and basement House, with marble mantles, bath room, &c., containing 12 rooms. Rent $350. Apply at No 31 Wooster-st., near Canal-st.

TO LET—The Store and Basement No. 118 William-st., 100 feet deep. Rent very low. Apply on the premises.

TO LET.—Store and House in Avenue C: Cottage on the Second-ave. Rent $200. Half a House in Brooklyn, $160. Store on 6th-av. and Broadway to let; also on Hamilton-ave. and Court-st., Brooklyn; Rooms, &c., to let. Inquire of A. P. TOWNSEND, No. 82 Nassau-st., up stairs.

TO LET—At the Hoboken Real Estate Office, No. 83 Chambers-st., Houses from $350 to $450. Also, parts of Houses, from $100 to $250. Apply from 10 to 11 A. M. and 3 to 4 P. M. or at the office in Hoboken. Also, property for sale and to let at West Hoboken. JOHN M. BOARD.

TO LET.—The Lecture Room of the Welsh Congregational Church in 11th-st. near 3d-av., will be let any evening in the week for Lectures, Religious meetings &c. Also the body of the Church will be let every Sabbath forenoon, and the Lecture Room in the afternoon and evening, to a small Congregation. For further information apply to D. MORGAN, No. 140 Division-st.

TO LET—The two and a half story brick house, No. 50 White-st. The house is newly painted and in complete repair. Possession immediately. Inquire at No. 11 Warren-st.

TO LET—On Long Island, 21 miles from Brooklyn, and one mile from a railroad depôt, a small Cottage House, with carriage house and stable. Address E., Box 177 Post Office.

TO LET—The upper part of the two-story House, No. 382 Broome-st., consisting of front and back parlor, pantry, attic bed-room and basement kitchen, Croton water and fine yard; location central and pleasant. Apply at No. 382 Broome-st. Also a front office on 1st floor

TO LET—The House and premises No. 460 Broome-st., near Broadway. Inquire of GEO. BOWMAN, No. 4 Hanover-st., up stairs.

TO LET.—Lower part of House No. 52 Ludlow st., near Grand-st. and the new market; ten rooms; good cellar and large yard; all in good order. Newly painted. To a good tenant, rent $350. Apply on the premises.

TO LET—A House and Furniture in 28th-st., near the 4th-av., from the 1st of May next. It is 20 feet front and has nearly all the modern improvements. Rent $850. Address A. G., box 354 Post-Office.

TO LET in BROOKLYN—The House at the corner of Columbia and Poplar-sts., two minutes' walk from Fulton Ferry; situation quiet and healthy. Prospect beautiful; good cellars and sub-cellar. Rent $300. Apply to JAMES SUCH, No. 50 East 15th-st., New-York. Stabling in the rear may be had, if required.

TO LET—Two Houses in Brooklyn, in Baltic, near Court-st., just finished, with gas, hot and cold water, and heated air fixtures. Also, a Store and Back Room, No. 392 Broome-st., near Centre Market, N. Y. Inquire at No. 167 East 14th-st., between 1st and 2d-avs.

TO LET at RAVENSWOOD, L. I.—A very desirable old-fashioned Dwelling-House, two-story and attic, 50 by 32, containing fourteen rooms, a large garden with every variety of fruit, asparagus, &c.; a lawn in front and rear, finely shaded with large trees; together with barn, carriage house, and about five acres of land; is accessible by boats and stages every hour. For further particulars apply to Doct. SANFORD, near the premises.

TO LET—A four-story brick House, on the west side of Broadway, (at the intersection with 6th-av.) between 33d and 34th sts., store underneath. Inquire at No. 127 Fulton-st., between 11 and 12 o'clock A. M., of THOMAS N. LAWRENCE.

TO LET or for SALE—A Cottage with ten or forty acres of land at New-Rochelle. Also, five acres at King's Bridge. Inquire of JAMES A. SIMONS, No 57 Chambers-st., from 12 to 3 P.M.

TO LET—From the first of May, the first floor of the House No. 340 Bowery, consisting of elegant front and back parlor, with folding-doors, two pantries and comfortable bed-room; would be very suitable for an artist, select school or small genteel family. Apply at hall door.

TO LET—A Dwelling House, with garden, &c., all in perfect order, on 125th-st., seven minutes' walk from the Harlem Railroad Depôt, a delightful residence for a small family. Address W. R., Tribune Office.

TO LET—Two two-story Cottage Houses, with nine apartments each and cellars; lots 50x100 feet; in 13th-st., near 4th-av., South Brooklyn. The location is desirable for a genteel family—within one block of the Fulton, South and Hamilton Ferry stage routes to Greenwood. Possession given immediately. Apply on the premises or to GEO. GROVE, 21st st., near 3d-av., South Brooklyn, or to S. B. RECKARD, 36 Maiden-lane, N.Y.

TO LET—A convenient modern built two-story dwelling House, with a large garden, a stable and carriage room, about 1½ miles below Poughkeepsie, on the New-York and Albany turnpike; one half of the garden is a good asparagus bed; there is also a very large number of fruit trees, peach, pear, apple, &c., of the best quality. Possession given the first of May. Inquire of CHARLES L. MITCHELL, on the premises. Or, for sale, the above property with 50 acres of excellent land attached to it, with a good barn, &c.

TO LET—To a small family, part of a House, consisting of a front room and bedroom on 2d floor, 2 rooms in attic, and a kitchen. Inquire at No. 80 4th-st.

TO LET.—A front Basement, suitable for an office, from May 1. Apply on premises, No. 422 Broome-st., after 5 o'clock P. M.

TO LET in BROADWAY—Several suites of Offices, at No. 15 Broadway, suitable for Merchants, Lawyers, &c. Apply at No. 41 Exchange-place.

TO LET—Well lighted Rooms with Steam Power, in a good Business location. Apply to DIETZ, BROTHER & Co., No. 134 William-st.

TO LET—A Large Office on first floor, No. 25 Courtlandt-st.

TO LET—The three-story Brick House No. 92 Sackett st. Brooklyn, within three minutes' walk of the Atlantic Ferry. Rent $450. Apply at No. 119 Fulton-st., N. Y.

TO LET—A very large Room, in the second-story of building No. 59 Beekman-st., and running through to Ann-st., being 110 feet deep and well lighted. A good entrance on either street, and suitable for any kind of business. Inquire of F. COTTON, No. 59 Beekman-st.

TO LET—For a term of years, the large Store No. 194 West-st., five doors from Erie Railroad depôt. Apply to Mrs. SARAH BRIGGS, No. 41 Jay st.

TO LET—On Atlantic-st., Brooklyn, four of the ten new Houses on Atlantic-st., between Powers-st. and 4th-av., about 12 minutes' walk from the South Ferry, and the same distance from the Wall-st. Ferry. These Houses will be finished in about ten days. They were built for investment and not for sale, and consequently no pains have been spared to build them in the best manner. They have ranges, with water brought into the kitchen, dumb waiters, gas with chandeliers and other fixtures, speaking tubes, bells and every convenience a genteel family can desire. Apply to AARON STONE, No. 51 Fulton-st., Brooklyn, or No. 74 Wall-st., New-York.

TO LET—WORKSHOPS and LOFTS—Various sizes, well lighted, with or without STEAM-POWER, and possession given immediately. Inquire on the premises, No. 47 Ann-st., near Nassau.

WATER POWER.—To Let, in the village of Stamford, a two story building, 25 by 60 feet, with water power. Also a flouring mill, with 3 run of stones, in complete order. Apply to GEO. E. WARING, Stamford, Conn.

Real Estate for Sale.

AN ELEGANT HOUSE (stone front) for SALE—In 17th-st., near Union-square—built by the occupant one year since for his own use, beautifully painted in fresco and panel; dry and light under cellar, three story and attic, and most conveniently arranged and divided for the comfort of a family, particularly on the parlor and dining-room floor. This House is offered for sale as the owner is about leaving the city, and affords an unusual opportunity to obtain a good house. Apply to HOMER MORGAN, No. 1 Pine-st.

A LOT, north side 54th-st., 300 feet west of 5th-av. Corporation title. Street opened, ground good as to grade, and terms easy. For sale by J. C. SANDERS, No. 3 Nassau-st.

AT PRIVATE SALE—A four-story brown stone front House and Lot on Irving-place, between 17th and 18th-sts., and on the west side of the street. The house is 26 feet by 62 feet in depth, finished in elegant style with all modern improvements. The lot is 100 feet in depth. For price and more full particulars, apply to ANTHONY J. BLEECKER, Auctioneer, No. 7 Broad-st.

AT PRIVATE SALE—A Farm and Country Seat, at Somerville, Somerset Co., New-Jersey, about thirty miles from New-York, and within fifteen minutes' walk of the depôt of the Central Railroad. Contains 153 acres of good grass and grain land and 8 acres of timber. A living stream of water runs through the place. The dwelling is nearly new—large-sized two-story, with addition—built and finished in modern style. A handsome piazza, supported by fluted columns, extends across the front and at the sides. Well of excellent water near the door. There is upon this property an extensive mine of fire-proof mineral paint, of excellent quality, and a steam mill, in perfect order for manufacturing. Apply to COLE & CHILTON, No. 9 Wall-st.

COUNTRY SEAT for SALE at HASTINGS WESTCHESTER CO.—Comprising a good sized Cottage and 21 acres of Land, beautifully situated and commanding an extensive view of the river. On the premises are barns, carriage-house, &c., a fine orchard, and several springs of water. Five minutes' walk from depôt. Inquire of ISAAC BROWN, Hastings, or at No. 109 Washington-st.

COUNTRY SEAT for SALE—At Hastings, Westchester Co., comprising an elegant and commodious grey stone Mansion, with barns and out-buildings, and 40 acres of Land in a high state of cultivation and extensively laid out with fruit and ornamental trees, grapery, &c. Apply to ISAAC BROWN, on the premises, or at No. 109 Washington-st.

DESIRABLE RESIDENCE at STAMFORD, Conn., for SALE or to LET.—The house is two stories high, with wings and piazza on three sides, finished in modern style, with basement, range, furnace, dumb waiter, &c., with water in the kitchen. There are also on the premises carriage-house, stable, &c. The grounds are filled with choice fruit, evergreen shade trees, and shrubbery. For further particulars inquire of WM. DE KLYN, No. 109 Greenwich-av.

DESIRABLE HOUSES in 28th-st. for SALE.—The subscriber offers for sale two brown stone front Houses and four brick Houses, situated on the north side of 28th-st., between Broadway and 6th-av., the location being one of the best in the city. The Houses are three stories, attic, basement and sub-cellar, and are built in the most substantial manner by one of the best builders. They contain every improvement, and will be ready for occupancy by the 15th of April. Apply to CHAUNCEY BARNARD, No. 17 Pine-st.

EAST MORRISANIA LOTS—Time extended one year for payment of 90 per cent. of purchase money of balance of the lots.—Terms, 10 per cent down, and balance on or before March 27, 1855. These lots occupy a very healthy and beautiful location, near and in full view of the East River, and in the immediate vicinity of residences of several of the most wealthy and respectable citizens of Westchester County. Also, fine fishing within a quarter of a mile. The Morrisania Branch Railroad, already built, passes through this property; also, the New-Rochelle and Second-av. Railroad, which has been lately chartered, it is expected, will pass through this property. Several houses are now building and lots selling rapidly. Distance of this property from the City Hall, nine miles. Title perfect. For maps and other information apply to D. B. WINTON, No 5 Tryon-row, near Harlem Railroad Office.

FARM for SALE.—For sale, a very productive Farm, consisting of 237 acres in a high state of cultivation, situated in the town of Milton, Saratoga Co., within five miles of the Springs, and four of Balston Spa, a never failing stream passes through the property, making it a desirable farm for grazing or grain, it having produced the past season 150 tuns of good Hay, exclusive of grain, the buildings consist of a handsome new Cottage House, also a good Tenant House, two Corn Houses, and about 400 feet of cow sheds inclosing a fine yard, sufficiently large for 60 head of cattle, and stabling for same; the milk house is new and built of stone, and in one of the barns are a set of hay scales permanently fixed; a fine well of water in the barn-yard, also one adjoining each house, the whole of the buildings are in good repair, the greater part being new. The property can be divided to advantage, or the whole will be sold low, and upon accommodating terms. Property in the City of New-York or Troy and its vicinity will be taken in exchange for part payment. Apply to ABRAM NASH, No. 145 Third-st., Troy, or NASH, BEADLESTON & Co., No. 59 Dey-st., N. Y.

FOR SALE—A valuable Long Island FARM, one of the best Farms on the Island, situated on the north side, 20 miles from this city, 1½ miles distant from Hempstead Harbor, and the same distance from the depôt at Hempstead Branch, accessible three times a day by Long Island Railroad, in 50 minutes, to Hempstead Branch, and by steamboat to Hempstead Harbor twice a day after 1st of May, also by Jamaica Plank Road. The Farm contains 115 acres, best quality of land, under good cultivation, except 20 acres of Woodland, with a running stream through the whole farm, with a large Pond of Fish, fed from living springs. The Homestead is very eligibly located, with 7 acres of choice Fruit, Apples, Peaches and Cherry trees. The House is nearly new and in good order, large and commodious, containing 17 rooms, 10 of which are on the ground floor; piazza running around three sides of the house; good out-houses; large shade trees around the house, and excellent well of water. For a Country Seat, Dairy or Market Farm, the location and advantages are rarely excelled. Title indisputable and possession given 1st of May. One-half the purchase money can lay on bond and mortgage. If not sold before 1st of May, will be exchanged for city property. For further particulars apply to R. N. HAVENS, No. 39 Wall-st., Jauncy-court; H. MEPCALF, No. 56 Cliff; SAMUEL HENDERSON, Hempstead Branch; or Mr. POWERS, on the premises.

FARM for SALE.—A fine Farm, containing about 50 acres, situated in the town of Harrison, Westchester County. The land lays very high and from the House there is a fine view of the Sound and surrounding country. A fine orchard and all necessary buildings on the premises. The house is about two miles from Rye and Portchester Depôts of the New-York and New-Haven Railroad. Inquire of GEO. W. CARPENTER, No. 86 Liberty-st.

FARM for SALE—Containing 160 acres, 100 improved and in good cultivation. The land is smooth, and pleasantly located, in an extensive manufacturing district, where a cash home market may at all times be had for all kinds of produce at New-York City prices, with 140 miles transportation; and it is well watered and fenced, with necessary buildings, &c. Price $4,000—title good. Also, a number of lots of unimproved lands, from 50 to 100 acres each, suitable for farming purposes, at from $4 to $8 per acre. All of the above property is situated in Fallsburg, Sullivan County, N. Y. Inquire of WATKINS & HINE 15 Chambers st.

FOR SALE—A small House and Lot, and Stable, in Vine-st., Brooklyn, near the Fulton Ferry. Apply to DIETZ BROTHER & Co., No. 134 William-st.

FOR SALE or LEASE—A plot of Ground 131 feet front by 187 feet in depth, on 29th-st., between 1st and 2d-avs; a very desirable parcel for a coal yard or manufactory. Apply to C. C. PINCKNEY, Real Estate Agent, No. 9 Nassau-st., from 12 to 1 P.M.

FOR SALE—Two first-class free stone Houses in 34th-st., built in the very best manner, with all the modern improvements. Also, one first-class brick House with Lot, adjoining, with a brick Building suitable for a Coach House; likewise three first-class Tenement Houses in 26th-st., which now let for $780 each, will be sold together or separate. Title perfect. Large portion of the purchase money can remain on bond and mortgage. Inquire of E. VREELAND, Builder, north side of 34th-st., between 7th and 8th-avs.

FOR SALE or to LET.—The very pleasantly situated House, No. 2 Colonnade-row, Brooklyn Hights, is offered for sale a bargain; or, if not sold by the 16th inst., will be to let. The house is in perfect order—gas throughout—and possesses all modern conveniences, and is one of the most delightful residences in Brooklyn. Apply on the premises, or to HOMER MORGAN, No. 1 Pine-st

FOR SALE or to LET—A Farm, three miles from Hoboken ferries, lying on the Bergen Turnpike, which is soon to be reconstructed into a first-class plank-road. On it is a large family Mansion and two Cottages, with suitable grounds, fruit and shrubbery attached, and will be disposed of separately or together, as parties may offer, giving an excellent opportunity to those who are desirous of a summer location in the country. Also for sale, 30 acres of Improved Land, two miles from Jersey City and Hoboken ferries, on the Paterson and New-York plank-road. For further information, inquire of C. D. VAN WAGENEN, No. 27 Water-st.

FOR SALE—Two four-story Houses, built in the very best manner, with all the modern improvements, and beautifully located in the upper part of the city, near 5th-av. For particulars inquire of S. G. DAVIS, No. 43 New-st.

FOR SALE—A FARM of about 20 acres of good land, a good dwelling house and spacious out buildings, situated one mile northeasterly from Elizabethtown Railroad depôt and three-quarters of a mile from Catharine-st. depôt on the New-Jersey Central Railroad. Said Farm is pleasantly situated and would make a desirable residence for a gentleman doing business in this city. Cars several times a day to the city by way of Newark and boats by Elizabeth Port. Commutation $35. Price $6,000, half of the purchase money can remain on bond and mortgage, if desired. Apply to D. B. WINTON, No. 5 Tryon-row, Harlem Railroad Buildings, opposite the City Hall.

FOR SALE—Valuable Real Estate at Hastings, consisting of several Villa and Cottage Sites, containing from three to ten acres of land. All these parcels are well fenced and watered, commanding a magnificent view of the Hudson River, and surrounding country, and within five minutes' walk of the Hudson River Railroad depôt. For particulars, inquire of C. E. MEGRATH, Hastings, or at No. 109 Washington-st., New-York.

FOR SALE, at Yonkers, on Hudson River, several PLOTS of GROUND, of 10 acres each, separate or together. The above Plots lie between the Post Road and River, and she opportunity thus offered for commodious and splendid building sites, convenient to the city, will scarcely ever again be met with. Terms easy. Inquire of JAMES B. BLACKWELL, Yonkers, or THOMAS LAWRENCE, No. 15 Beekman-st.

FOR SALE—A desirable residence in Bushwick, Long Island, one block from Brooklyn line—a Cottage House, with 14 lots, fronting three streets—a rich soil with a large variety of fruit, shade trees and shrubbery, superior water; beautifully located on high ground, in the immediate neighborhood of churches, and within two blocks of three stage routes to Brooklyn and Williamsburgh Ferries. To one wishing to enjoy country life with the benefits of a convenient residence to the city, this affords a good opportunity to purchase at a reasonable price and on favorable terms. Possession given on short notice. If not sold by 15th April, it will be to rent. For further particulars apply to J. W. JUDD, No. 37 Wall-st., 2d floor.

FOR SALE—A beautiful Country Residence, in the town of Fairfield, Ct., containing about seventeen acres of good Land, with an elegant modern-built Mansion and out buildings to correspond. This place is delightfully situated within a few minutes' drive or walk from the New-York and New-Haven Railroad Station at Fairfield, and is bounded in the rear by a beautiful stream of salt water, furnishing excellent bathing, fishing and pleasure sailing at all times, and the vicinity is a great summer resort for fashionable families from the city. Further particulars may learned by application to GEO. W. ATWOOD, No. 40 Water-st.

FOR SALE, at POUGHKEEPSIE—A desirable country seat, the residence of the late Hubert Van Wagenen, deceased, pleasantly situated on the outskirts of the village, containing 24 acres of land. The house is of large size, modern built, convenient and in good order. The landscape and river scenery is not to be surpassed. The grounds are in fine order, and contain everything in the way of fruit and ornamental trees and shrubbery that can be desired. For further particulars, apply to either of the Executors. G. G. VAN WAGENEN, No. 71 Wall-st., N. Y. WM. A. DAVIES, RADCLIFF VAN WAGENEN, } Po'keepsie.

FOR SALE—A FARM, two miles from the City of New-Brunswick, containing 200 acres, in the finest order, with abundance of the choicest fruit of every variety, good fences, well watered, and is not surpassed in producing prolific crops of grain or grass in New-Jersey—The buildings consist of a frame dwelling, 45 feet square, two story and attic, nearly new, with out-buildings suitable for the farm. One hundred acres will be sold, with the buildings, if preferred. The situation is perfectly healthy, with the Raritan River in front. Terms of payment accommodating, and possession given immediately. Apply to PETER CONOVER, No. 120 George-st., New-Brunswick, N J., post paid.

FOR SALE—The Lot corner of Broadway and 55th-st., a fine situation for a store. Inquire, between 12 and 3 P. M., of JAMES A. SIMONS, No. 57 Chambers-st.

FOR SALE in WILLIAMSBURGH, on South 4th-st., between 1st and 2d-st., three three-story dwelling-houses, finished in good style, and large sized lots, about two minutes' walk from three ferries; will be sold $500 less than cost. Also, a store and dwelling on Union-av., corner South 4th-st. Apply to THOMAS HINES, in 2d-st., near South 4th.

HOUSE for SALE—At Stamford, Conn., the modern built two-story and attic House on Willow-st., at present occupied by S. K. Satterlee, Esq., Cashier of the Stamford Bank. The house is nearly new and in complete order: contains twelve rooms, exclusive of kitchen, store-rooms and numerous closets; built and finished in the most substantial manner; filled in with brick to the peak; good garden; well of excellent water near the door. The furniture, new last fall and in good order, will be sold with the house, if desired. Possession 14th April. Price of house and lot, $8,000; $3,000 can remain on bond and mortgage at six per cent. Two acres of good land adjoining the above can be had, if desired. Inquire on the premises, or of A. KNOWLTON, No. 21 William-st., New-York.

HOUSE for SALE at YONKERS.—A very snug, convenient House for sale in the beautiful village of Yonkers, on Warburton-av., not over five minutes' walk from the depôt or steamboat landing, commanding a magnificent view of the Hudson. The lot is 37½ feet front by 156 deep. The house is entirely new, and contains three rooms on the first floor, with kitchen and wash-house adjoining, three rooms in the second story