TO MANUFACTURERS, MACHINISTS, FOUNDERYMEN, &c.—For Sale, valuable Lots of Ground, fronting on the River Schuylkill, in Belmont District, Philadelphia, adjoining the Columbia Railroad Bridge and the Reading Railroad station. The situation of this property affords unequaled advantages for almost every description of manufacturing operations, for which ample space, and cheap, easy and convenient transportation are required. Coal and iron can be brought by the Reading Railroad and Schuylkill Canal to the property, and by turnouts to the doors of the workshops. Coal especially can be furnished there cheaper than in any other part of Philadelphia. Freight and passenger communication with the city is afforded every hour of the day, by the Reading Branch Railroad, to Broad-st and to Willow-st Wharf on the Delaware. There are also railroad connections with all parts of the city railroad, and with the Southwark Railroad to Washington-st Wharf, Southwark. The distance to Broad and Market-st, by railroad requires only fifteen minutes and to Willow-st Wharf about thirty minutes.

The fare on the passenger trains to Broad-st is only 6¼ cents and the arrangements for freight to all parts of the city and districts traversed by the above-mentioned railroads are well arranged and available at low prices. An immense advantage over cartage by horses, is afforded by these facilities for the carriage of raw material and manufactured products to all heavy manufacturing operations. This property is offered at low prices; and its extraordinary combination of advantages in low rents, cheap coal, great facilities, at low charges for transportation and personal access to all business quarters of Philadelphia, presents great inducements for investments or manufacturing purposes. Building lots in very attractive situations, immediately adjoining the lots now offered, can be bought at very low prices. Building stone can be furnished at about one-half the price it can be had for in any other part of the city. Apply to

SAMUEL HUTCHINSON,
Lancaster Turnpike and 6th-st, West Philadelphia, or to
HENRY C. TOWNSEND, No. 5 9 Arch-st.

TO WHOLESALE DRUGGISTS.—The Stock, Fixtures and Lease of the well established Drug House No. 279 Washington-st, between Warren and Chambers-sts, for sale to men of capital and enterprise. A better opportunity rarely offers to commence business. Apply at No. 279 Washington-st, between 10 and 1 o'clock.

TO TEACHERS.—For Sale, the Lease, Furniture and Good-Will of an Academy located in the city, in an excellent neighborhood, in which has been a flourishing school for many years past. Address JOHN TRUMAN, Box No. 115 Tribune Office.

YOUNG LADIES' SCHOOL.—For Sale, the good will and Furniture of a first-class Female School, numbering sixty pupils. Address, with real name, post-paid, TEACHER, at Raynor's bookstore, No 76 Bowery.

WANTED—A Female Partner in a Literary enterprise, with capital, of pleasing manners, free from responsibilities, of mature age. Duties to receive communications or calls at home, assist the correspondent or travel in pleasant sessions in connection with the enterprise. Address C. W. F. SINCLAIRE, Chatham-st. Post-Office, N. Y.

WANTED—$6,000 on first-class property in the upper part of the city. Address B. & M., Box No 167, at this office.

$3,000.—PARTNER WANTED—In a business which is sure and without competition, in which $50,000 per annum can e realized. Good references required and given. Address S. S., Box No. 200 Tribune Office.

$3,000—PARTNER.—Wanted immediately a Partner with the above capital, to enter into an established first-class Retail Boot and Shoe store in a flourishing city, Central New York. Unexceptionable references given and required. Communications addressed A. B. L., Syracuse, N. Y., will be confidentially attended to

$15,000.—PARTNER WANTED—A thorough business business Man, with a cash capital of $15,000, to engage in the Printing business, in an old-established firm. Address or call upon S. V. BAGLEY, Esq., No. 247 Broadway, who will give further particulars. References required.

$3,000.—A PARTNER WANTED with the above amount in cash, to take the half interest in a wholesale and retail business seven years established. To a business man this offers an excellent opportunity. Address, with real name, J. D. C., Box No. 1,5 Tribune Office, stating where an interview may be had.

$2,000.—PARTNER WANTED.—A Man who has the above amount, and can give the best of references as regards character, business qualifications, &c., wishes to find a person to join him in a business that will pay from $10,000 to $15,000 in one year. References required. Address D. † D, box No. 199, Tribune Office.

Board and Rooms.

EAGLE HOTEL LODGINGS.—Gentlemen will do well to remember they can have excellent Lodgings in Single Rooms, at 25 cents per night, corner of Frankfort and William-sts. Office open all night

FARMERS' HOTEL, No. 247 Washington-st.—Permanent boarders without lodging, accommodated on reasonable terms. Transient board and lodging, $1 a day. W. S. CHAMBERLIN.

MERCHANTS or FAMILIES visiting London can have Apartments or Suites of Rooms, in the best styles (and at moderate price) at No. 27 Golden-square, near Regent-st, London. MRS. WILES, Proprietress.

A PHYSICIAN, Wife and Servant residing in Twenty-third-st, will board and Home comforts in payment for the rent of the house. The family must be small and no other boarders taken. Address with reference PHYSICIAN, Eighth-av, Post Office.

BOARD.—The owner of a house of the first class, No 12 Lamartine-place, 20th-st, between 8th and 9th-avs, having a small family, will accommodate two Gentlemen and Wives with apartments and board (no others would be taken.) The apartments are five rooms on the second floor, three rooms deep, with gas, chandeliers, Croton water, &c. It is within half a block of the Eighth-avenue Railroad. The location is not surpassed; a private park in front. A small child and servant would be no objection. Persons of the first respectability, quiet habits, and desire permanence, may apply as above.

BOARD—With Room and Bedroom unfurnished, wanted by a Gentleman and his Wife in a private family or where are few boarders. House to contain modern improvements and in a respectable neighborhood. References given and required. Address J. B. Tribune Office, stating terms which must be reasonable, and full particulars.

BOARD.—Two or three pleasant Rooms to let with Board, at No. 178 East 15th-st., within view of Stuyvesant-square. Also, a suite of Rooms on the second floor, from 1st of May. Bath and gas in the house.

BOARD—One Room, suitable for one or two Gentlemen, also one single room, may be obtained at No. 164 West-12th-st. References exchanged.

BOARD.—One or two single Gentlemen can be accommodated with a furnished Front Room and Bedroom, with pantry attached, and Board with dinner on Sundays, in a private family in Brooklyn, five minutes' walk from South Ferry. Address Box No 3,363, New-York Post-Office.

BOARD.—A pleasant Room to let to a Gentleman and Wife; also Single Rooms to Gentlemen; with breakfast and tea if required; and a Front Basement, suitable for a physician. Apply at No 224 Greene-st, near 4th. No moving the ensuing year

BOARD.—A Gentleman and his Wife, or two or three single gentlemen, can obtain Board and pleasant Rooms, by applying at No 12 Vandam-st.

BOARD.—Persons in quest of a pleasant boarding place are invited to examine the new house replete with every convenience, No 197 East 10th-st, overlooking the grounds of St. Mark's Church; at the corner of 2d-av; a situation equaled by but few in point of airiness and accessibility. Will be ready for boarders the 1st of May. Inquire at No. 75 East 13th st

BOARDING.—Pleasant apartments with Board, for a Gentleman and his Wife, and also for one or two single gentlemen, may be obtained at No 36 King-st.

BOARDING at No. 101 2d-st, Williamsburgh.—On and after the first of May, a few single Gentlemen, or Gentleman with their Wives, can have full or partial Board with pleasant Rooms and Bedroom a. Good references required.

BOARDING in CHELSEA.—A Gentleman and his wife and a single Lady can have Board in a quiet private family (no other boarders) on the 1st of May, by calling at No. 136 West 13th-st.

BOARD.—A suite of Rooms can be obtained by application at No. 37 Irving-place. Also, one Room for a single gentleman.

BOARD WANTED.—A Gentleman, with a wife and two children, (9 and 14 years of age), would like to arrange with a private family, or where there are but few boarders, for the second story of a House having all the modern improvements in a pleasant location. The upper part of the city and near Broadway preferred. References exchanged. Address, stating location and terms, C., Box No. 1,350, Post-Office.

FURNISHED ROOM to LET—Without Board, to a single Gentleman, by a private family west of Broadway. References exchanged. Apply No 648 Broadway, in the Bank.

PERMANENT BOARD—Accommodations at No. 40 South 9th-st, Williamsburgh, for Families or Single Gentlemen. References exchanged. No moving at May.

TO LET—Furnished or Unfurnished Rooms at Nos. 40 and 38 Howard-st, first door from the corner of Broadway, and next door to the Bank of the Union. Also, a front Basement, used by a physician for an office. Reference required.

WANTED—Permanent and Partial Board—By two young Men, with good room and single beds below Canal-st. Breakfast at 6½ o'clock. Comfort and cleanliness required. At a fair and moderate price. Address A. x B. Tribune Office.

$50 WANTED, IMMEDIATELY—For which six months day Board will be given, in a first-rate house down town, in a pleasant and convenient locality. Address HASTE, Tribune Office.

Houses to Let.

A STORE to LET—Well-fitted up and in a good location in 3d-av., in the neighborhood of Gramercy park and Irving place, suitable for Dry-Goods, Boots and Shoes, Millinery or Fancy Goods store. Apply No 226 3d-av. or No. 343 8th-av.

BROADWAY—To Let the second, third and fourth floors of Building on Broadway, one door below Prince-st, west side, suitable for Show-Rooms, Stores, Offices, &c. All necessary repairs will be made. Rent moderate. Apply to
C. F. & G. L. OSBORN,
Corner Bowery and Walker-st, under Citizen's Bank.

BROADWAY STORES to LET—One corner of Broadway and Canal-st., and one next door to the corner, two Stores in Canal-st. east of Broadway, and two large Show Rooms, 25 by 50 ft., one 25 by 40 f on 1st and 2d lofts. Entrance on Broadway and on corner. Splendid locations for business purposes. Four lots on Chambers-st., 75 by 25 ft. next to the Hudson River Railroad depot. Apply to P. DICKIE, No. 144 Chambers-st.

BROADWAY.—To let or lease, two large and elegant Show-Rooms or Stores on second story; also, Offices and Rooms, large and small, at No. 488 Broadway, two doors below Broome-st, west side, suitable for tailors, milliners, artists, architects, daguerreotypists, lawyers, &c. Rooms well lighted, entrance unusually wide and accessible. Apply to Dr. POWELL, Oculist, No. 502 Broadway, or on the premises, room No. 12.

BROADWAY.—TO LET—The second story and a large Room on third story of House No. 503 Broadway, adjoining St. Nicholas Hotel, one of the best locations on Broadway, will be let together or separate, and immediate possession given. Inquire on the premises.

BROOKLYN WHARF PROPERTY to LEASE—The Storehouse and Wharf lot, next to the Brooklyn City Mills, in Furman-st. Apply to G. FURMEN, Jr., No. 101 Liberty-st., N. Y.

CANAL-ST.—To Let two Stores on the north side of Canal-st., eligibly located, one of them being a corner store, and suitable for a great variety of business purposes. To desirable tenants leases will be given. Apply to C. F. & G. L. OSBORN, Corner Bowery and Walker-st, under Citizen's Bank.

HANDSOME FURNISHED HOUSE to LET, or Suites of Rooms, with all the modern improvements, bath-room, gas, &c. No. 86 West 27th-st., 6th-av., one block from Broadway.

LOFTS to LET.—Four new and beautiful Lofts to let in Pearl-st, near Beekman. For information apply to B. BLANCHARD & Co., No. 289 Pearl-st.

OFFICE to LET.—An elegant Office suitable for a Lawyer, situate in the rear of the Columbia Fire Insurance Company, corner of College place and Barclay-st, and nearly opposite the building now occupied by the United States Courts. Inquire at the office of the Columbian Insurance Company.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS. & Co., No. 134 William-st.

ROOMS to LET—With Steam Power, 36x60, well lighted, at the corner of Greenwich and Beach-sts, eligible situated for light mechanical purposes. Also smaller rooms 30x 35 adapted for light mechanical purposes. FERRIS & FASER, Greenwich-st.

STEAM-POWER to LET.—The First Floor and Basement of building No 45 Elizabeth-st, corner Hester, with steam power; building 25 by 45 feet, well-lighted from one to ten horse power; building 25 by 45 feet, well-lighted and power steady. Apply from 2 to 4 o'clock P. M., to THOMAS MORTON, No. 212 Pearl-st., cor. Fletcher.

STEAM POWER to LET.—The whole or a part of the two story Brick Factory, 100 feet by 40 feet, at Elizabeth-port N. J. Apply to ABM. BAIS.

STEAM POWER to LET.—Lofts with or without Steam Power. Apply to CHARLES M. SIMONSON, No. 191 Lewis-st.

STEADY STEAM POWER.—To Let, large Rooms, well lighted, in the new building No. 499 Water-st, extending to Scotto-st, between Pike and Rutgers-sts. Inquire as above.

SUITES of ROOMS to LET—Unfurnished Apartments for small respectable families in new and superior buildings, designed and built expressly for the comfort and convenience of the occupants. Water and sink closets, garbage and sewa-lidge on each floor. The halls, stair-cases and closets carpeted and lighted with gas and kept clean by the proprietor. Rents moderate. Apply on the premises No. 106 West 27th-st, or to SMITH & DRAKE, No. 444 5th-av.

TO LET—The two three-story brick Houses Nos. 589 and 591 Cherry-st. Rent $350 each, approved surety. Inquire of S. DAYTON, No. 38 Market-st.

TO LET—Ten Cottages at $7 a month; also Farms from one to twenty acres each, at Hyde-park depot, directly on the Long Island Railroad, 17 miles (one hour's ride) from Brooklyn. Apply at No. 50 Broadway, up stairs, or at Hyde park Depot.

TO LET—Two Stores in Greenwich-st., with Dwellings above them, situated at No. 218 Greenwich-st., between Barclay and Vesey-sts. Will be let together or separately, and altered to suit tenants. Being in the best part of the street, and near the Post-st, they are suited to any kind of business, either wholesale or retail. Apply to C. H. ATKINS, 212 Greenwich-st.

TO LET—All the dwelling part of the three story brick House, easterly corner of 22d-st and 3d-av., over the dining room. Will be put in good order. Rent $450. Apply to R. L. SCHEIFFELIN, No 18 East 22d-st.

TO LET—A two-story dwelling House at Melrose, on the Harlem Railroad. It is pleasantly situated on Washington-st, within five minutes' walk of the depot. Apply to F. S. NICHOLS, No. 218 Fulton-st, New-York, or to J. DUTHIE, on the premises.

TO LET—The four-story House, corner of 7th-av. and 15th-st, now finishing and will be ready for occupation in a few days. The store with cellar is well situated for a Grocery, for which it will be shelved and counted, and the upper stories for any mechanical business. Apply to D. H. DICK, cor. 8th-av and 12th-st.

TO LET—To a small family, without children, the second floor of a modern-built House, consisting of four rooms, with gas throughout, in 4th-st near 2d-av. Unexceptionable references required. Rent $225. Inquire at No. 305 Houston-st.

TO LET or LEASE—A two-story attic and basement brick front House, No. 59 Jackson-st. Inquire of R. M. STREDEIGH, Tribune Office.

TO LET in HOBOKEN—Two of a row of six first-class three-story and basement Brick Houses, 50 feet deep, on Bloomfield-st, above 6th. These houses are being finished in a most superior and tasteful manner, with inside blinds, marble mantles and gas throughout, for genteel and commodious private residences. Rent $425. Apply on the premises, or address F. SMITH, No 15 Knight-st, N. Y.

TO LET—Some fine Offices at No. 15 BROADWAY.

TO LET—The upper part of House No. 160 West 34-st., Gas, Bath, &c. Rent $250 to a desirable tenant. Also, for sale two elegant Pier Glasses, Suite Rosewood furniture, Marble-top Tables, &c. Apply on the premises.

TO LET with STEAM POWER—A Room on ground floor 50x100. Apply at the New-York PATENT FELT COMPANY'S WORKS, corner of Van Brunt and Williams-sts, South Brooklyn.

TO LET—The three-story brown-stone Dwelling, No. 150 West 21st-st. The House has the modern improvements, hot and cold water baths, gas throughout, &c. Rent, $300. Inquire at No 61 stone-st.

TO LET to a MAN and his WIFE—The entire second story of No. 139 Christie-st, near Broome, convenient to all parts of the city by railroad and stages. Gas throughout. Rent $275. The rooms are all furnished, and the furniture will be sold reasonable if desired. Apply on the premises between the hours of 10 A. M. and 3 P. M.

TO LET—The Store floor of No. 138 Fulton-st., between Broadway and Nassau-st., being 106 feet in depth. Possession can be had if desired on the first of April. Apply to the basement of said premises.

TO LET—The four story Store No. 118 Warren-st., near West, will located for the Flour, Grocery or Produce business. Apply to A. S. HOPE & Co., Greenwich and Warren sts

TO LET—The three-story House No. 43 East 11th st., between 2d and 3d-avs. Can be seen after 10 o'clock A. M. Rent $1,000.

TO MANUFACTURERS—To Let, at South Ferry, Brooklyn, several Lofts, peculiarly calculated for manufacturing purposes. They are unusually well lighted, warmed throughout, amply provided with gas, and in point of location and general facilities unrivaled in New-York or the vicinity. Rent low to a good tenant. Apply to No 58 South-William-st., New-York.

TO LET—The upper part of the House No. 134 Canal-st, suitable for Offices or Millinery establishment. Inquire of J. B. MILLER, No. 134 Canal-st.

TO LET—The four upper floors of the building No. 96 Crosby-st, suitable for manufacturing purposes. Apply to LIGHT & NEWTON, No 22 Canal-st.

TO LET—Stores or Warerooms in the second story of Appleton's Building, corner of Leonard-st, most spacious stores on Broadway, suited to every description of retail or wholesale business. No more desirable location to be found on Broadway. Apply to D. APPLETON & Co., No 346 and 348 Broadway.

TO LET—To a gentleman and wife, the back Parlor and Tea-room on first floor, with back Basement. Closets, Gas, &c. of house No 166 Elm-st, between Broome and Grand-sts. Rent $250. Inquire on the premises.

TO LET—The upper part of House No. 74 Woodhull-st, Brooklyn, to a small family without children, it being about five minutes walk from Hamilton ferry, and very desirable situation. Apply on the premises or to D. F. LEE, No. 7 Beaver-st. New York.

TO LET in BROOKLYN—The two two-story and attic brick Houses, with basement and under cellars, containing 10 rooms each. Nos 153 and 155 Hicks-st., next to the corner of Sandes-st., a few minutes' walk from the Fulton Ferry. Rent $400 each. Inquire of FRANCIS BLANCHET, No. 290 6th-av., before 9 A. M. or after 5 P. M.

TO LET or LEASE.—The new Store, No. 110 Centre-st., corner of Franklin, 25x80 feet all together, or may be divided into suits. An excellent stand for a Druggist, Hardware, Gas Fitter or Plumber being opposite the Railroad Depot. The balance of the building is a hotel. Inquire of THOS. LEWIS, 46 Rose-st.

TO LET—The upper part of two four-story Buildings on Cedar-st, containing 30 rooms. The premises are in complete repair and admirably calculated for a genteel Boarding House. Immediate possession given. Apply to C. F. & G. L. OSBORN, Corner Bowery and Walker-st, under Citizen's Bank.

TO LET—The three-story modern brown stone front House No. 44 Murray-st, suitable for offices or dwelling. Apply to W. J. SYMS, No 177 Broadway.

TO LET—The Factory in 9th-av., near 24th-st, $250
The Store and Dwelling No. 2190 9th-st 250
The three-story brick House No. 290 6th-av 500
The Store corner of 19th-st. and 6th-av 500
Inquire of K. BLANCHET, No. 290 6th-av., before 9 A. M., or after 5 P. M.

TO LET—The two-story brick House No. 35 East 19th-st., near Union square and Broadway. Apply on the premises between 10 and 12 o'clock A. M., or 3 and 5 o'clock P. M. The carpets, &c., on the parlors and hall will be let with it if desired.

TO LET—The three-story Dwelling-House No. 12 West 13th-st., very near 5th-av., supplied with gas and Croton water, with bathing room—a most desirable residence for a small, genteel family. May be seen from 2 to 4. Apply at 58 Amity-st.

TO LET—The third story of that desirable building corner of Beekman and Gold-sts, 100 feet long, and lighted upon three sides. C. A. ALVORD, No. 20 Gold-st.

TO LET—The three-story and basement House No. 106 West 2d-st., between 7th and 8th-avs. The furniture and carpets, which were new last summer, may be purchased if desired, at a reasonable deduction from the original cost. The premises may be seen from 2 until 4 o'clock P. M.

TO LET—Several handsome three-story Brick Houses, Nos. 5, 6 and 28 Union-place, South Brooklyn, only two minutes' walk from Hamilton Ferry, second block. Rent $125 and $150 each. Inquire of F. S. MILLIKEN, No. 13 West 22d-st., or A. H. LAGRAVE, No. 225 Greenwich-st. Call immediately if you wish to secure one of the above houses.

TO LET—Four or five Cottages in a row of nine, in 11th-st, between 3d and 4th-avs. They have eight rooms each, including basements. The fare from and to them can be commuted for $25 a year, or $12 50 for six months. Inquire of J. DENHAM, 8th-av, corner of 16th-st.

TO LET or LEASE—The two-story brick Factory, No. 111 West 27th-st, between 6th and 7th-avs, with Steam Power, Hydraulic Press, Brush Mills, Drying Cylinders, Press Papers, Iron Press Plates, together with other machinery suitable for Drying and Calendering, or any other manufacturing purposes. Apply to M. WILSON, No. 23 William-st., corner of Maiden-lane.

TO LET in BROOKLYN—Two three-story brick Houses on Washington-av., near Myrtle-av. The situation is very commanding, and in the immediate vicinity of elegant residences. Railroad on Myrtle-av. about being established. Apply to A. J. TUTTLE, No. 20 Courtlandt-st. Rent $300.

TO LET—At low rents, two of the row of hand some new three-story houses, with verandas in front on the south side 26th-st., directly west of 4th-av. The street is 100 feet wide, flagged and lighted, and beautifully shaded. Croton water, &c. Rent $300. Apply to SILLICK & OSBORN, 96 5th-st., near 4th-av., or to R. L. SUYDAM, No. 138 Waverly place.

TO RENT—To a permanent resident, two first-class Houses and brick Houses at New Brighton, Staten Island, replete with every convenience of water works, cloth water, speaking trumpet, stables and coach house, garden ground, &c., commanding a most extensive view, surrounded by fine woods, and within five minutes's walk of the ferry. Apply to CHAS. R. HAMILTON, No. 74 Beaver-st.

Houses Wanted.

HOUSE WANTED.—A small family (no children) wish to rent the whole or part of a three-story and basement house, in the Seventh Ward, below Clinton-st. Address H., Box No. 178, office of the Tribune.

WANTED to HIRE—A two or three-story Building, in the lower part of the city, with or without a twenty-horse engine. If without an engine, the yard must be of sufficient capacity for the putting down of an eighteen foot boiler. Address E. S., No 176 5th-st., N. Y.

WANTED—By a family of three persons, without children, genteel Apartments, say four rooms on the second and one on the third floor of a house with modern improvements, pleasantly located between Bleecker and 2d-sts and 4th and 8th-avs; the other part of which must be occupied by a small, neat and respectable family. Satisfactory references will be given and required. Address J. T. W., Box No. 2 580, Post-Office.

WANTED to HIRE—A good house, with modern improvements, situated between Houston and 20th-sts, and 3d and 8th-avs; to be let to the best class of lodgers. House at least three stories high. Rent not over $1,200. Direct to S. T. N., Tribune Office.

Real Estate for Sale.

A COUNTRY two-story COTTAGE for SALE or HIRE—Containing twenty rooms, in the pleasant village of Sharon, Conn., three hours from the city by Harlem Railroad, with a barn, carriage and ice houses, large rich garden, with peach, plumb and cherry trees, currants and grapes, where a boarding house is much needed. Three churches, select and free schools near. Rent, $150; furnished, $200. Also, ten acres of choice Land for sale or to let. Inquire at No. 56 John-st., up stairs of D. GOULD or HOMER MORGAN, No 3 Metropolitan Bank Building. The above property will be exchanged for real estate in this city.

A COUNTRY PLACE for SALE or to LET.—A new two-story Cottage, containing eight rooms with two acres half acre garden land, fruit trees &c. situated in the pleasant and healthy village of New-Durham, three-and-a-half miles by plank road from Hoboken. Price $3,600. Rent $200. H. F. PERRY.

A FARM—Containing 25 acres of excellent land, lying in Westchester County and but 21 miles from New-York City and two miles from the station at Tarrytown on the Harlem Railroad, upon the premises are a good comfortable farm-house with other out-buildings in good repair. The farm nearly all fenced with stone, the elevation unsurpassed being the highest land in the county, and having a beautiful view of the surrounding country, the Palisades, North River &c. Price very low, if purchased immediately. Terms cash. E. DE MOTT, No. 17 Spruce-st.

BEAUTIFUL 3-story brick House on Clymer-st., Williamsburgh, 50 ft. deep, $6,000; also, one 40 ft. deep, $5,000. Terms easy. S. COCKCROFT'S Land Office, No 72 South 7th-st.

COUNTRY RESIDENCE for SALE.—A fine old Homestead within a few miles of the city, containing about 10 acres large House, on high ground, well stocked with shade-shrubbery and fruit. Very near a Railroad Depot. Commutation $40 per annum. For particulars inquire at the office.

COUNTRY SEAT for SALE—At Throg's Neck, Westchester County, containing 57 acres of Land, a general assortment of Fruit and Ornamental Trees, and a good Dwelling House containing thirteen rooms. The place will be sold in parcels if desired. If not sold by the 1st April, it will be rented. Apply to EDMUND UNDERHILL, on the premises, or to WILLIAM H. FRANKLIN & SON, Broad-st., New-York.

COUNTRY RESIDENCE on L. I. for SALE on easy terms, ($1,200)—Beautifully situated on Smithtown River, L. I., commanding a beautiful prospect of Connecticut and Long Island Sound, about 50 miles from New-York City, accessible by railroad or water. Twelve acres of Land, eight of which are fast land. The rest good land. Fine Orchard, Fruit Trees of nearly all kinds. Good House containing eight rooms. Fine fishing, good place for bathing. Inquire of O. G. DARLING, No. 291 Broadway.

COUNTRY RESIDENCE.—For Sale a neat and handsomely finished House with a barn and other out-buildings, all new, and about seven acres of good land, having an orchard of choice selected fruit trees, several grape-vines, two excellent wells of water &c. The place is in the village of Washingtonville, in the center of Orange County, the better and milk region. It is directly opposite the extensive vineyard of J. Jaques, Esq., and about eight minutes' walk from the railroad depot. Railroad time direct from New-York two hours and a half; from Newburgh about thirty minutes. The price asked for the place is $2,500. Terms easy. Inquire of H. BELDEN, No. 76 West 29th-st., N. Y.

COUNTRY RESIDENCES for SALE or to LET—Within one hour's ride of the City Hall, by the Harlem trains. Yearly fare 1½ cents a day. Two nice ten-room houses, with gardens, &c., complete. One will be sold for $1,100, or rented for $175. The other for $2,200, or rented for $225. Both are a great bargain. Apply to Mr. WHEELER, No. 111 Broadway, in the basement.

COUNTRY RESIDENCE for SALE—A very desirable situation near Elizabethtown, New Jersey, about 8 acres best of land, plenty of choice fruit, strawberry, &c. 45 to 50 minutes from New-York. For particulars apply No. 161 West-st near Liberty.

COUNTRY PLACE for SALE—At Dobbs' Ferry, on the Harlem River Railroad, about one hour's ride from the city, two acres of Land most beautifully situated, commanding a view up and down the river for miles and affording one of the most desirable sites for a genteel residence in this country. For terms, &c. apply to F. P. FURNALD, No. 178 Pearl-st.

FOR SALE.—Tenement property, Nos. 26 Ludlow-st, and 40 Hamilton-st. Apply to C. H. SMITH, No. 62 William-st.

FOR SALE.—A Country Seat, about 11 acres of Land, with a fine House, in the town of White Plains, in Westchester County, will be sold at a bargain; only eight minutes' walk from the depot. Terms liberal. Apply to SAMUEL F. BARTOL, No 142 Fulton-st.

FOR SALE—House and Lot, No. 52 7th-av., second door north of 14th-st. House 22 by 64, lot 22 by 106. House four stories, with extensions to fourth story, with all the modern improvements. Gas, Croton and Furnace. House was painted throughout and cut in through order last season. Two-thirds purchase money in bond and mortgage. Possession first of April. Apply to EDWARD P. CLARK, No. 193 Broadway, corner Dey-st.

FOR SALE in BROOKLYN—In an eligible situation a neat three-story brick House, with stone basement and sub-cellar containing Water, Gas, Bath, Water-Closet, &c., complete. Situated No. 156 Sackett-st, between Clinton and Court-sts. Built for the owner's use, and under his superintendence. Grapevines, &c.

FOR SALE—Lots on Fulton-av.—The cheapest property in Brooklyn.—A large number of choice lots in the Ninth Ward of Brooklyn, most of them on Fulton-av., at a very low price. Inquire of SILAS DAVENPORT, No 47 Wall-st.

FOR SALE—A first-class Cottage House and Stable, with eight Lots of Ground, on Pacific-st. Brooklyn, near Clove Road. A very desirable place. House one year old, in the very best order. Inquire of SILAS DAVENPORT, No. 47 Wall-st.

Also, a similar House and Lots on Madison-st., near Tompkins-av.

FOR SALE, or EXCHANGE for a modern House in town—The two story brick Dwelling House and Lot of Ground, 25x100 feet, No. 203 Thompson-st., between Bleecker and Amity-sts. The house is well calculated for further improvements, as a building with light on all sides can be erected on the rear, with access through an alley from Thompson-st. Can be seen from 12 to 3 o'clock. Apply to McFARLAN & MERRITT, No. 49 Wall-st.

FOR SALE—The excellent three-story brick House No. 56 3d-st., (near 2d-av.) containing the modern improvements. The location is unexceptionable and the terms easy. Apply to WILLIAM T. FARNHAM, No. 14 Warren-st., near corner of Broadway.

FOR SALE—On favorable terms—Houses, Lots and Building Sites on 15th, 16th, 17th and 18th-sts., from the Harlem River to the 12th-av. Apply to DENNIS HARRIS, Washington Hights, New-York.

FOR SALE—A first-class four-story brown stone front House finished in the best manner with all the modern improvements situated in 22d-st. near the 9th-av. For further particulars inquire of JAMES N. WELLS, No. 167 5th-av., or of J. JOHNSON, No. 260 West 26th-st. N. B. Terms easy.

FOR SALE—A beautiful Country Seat or small Farm, at Union-place, Long Island, with eight or more acres of choice Land, fronting the Brooklyn and Jamaica Plank-road, about five miles from Williamsburgh Ferries, where stages run to and from every 20 minutes. The House and out-buildings are all new and commodious, the best view on the bay and ocean to be had on the Island. Inquire of S. S. TAFF, on the premises.

FOR SALE—A brown stone front House, in West 20th-st. No 58, between 6th-av. and Broadway. If not sold this week, the owner will rent it. For further particulars, inquire of J. W. WESTON, Real Estate Agent, No. 61 Chambers-st., basement, where cards of admittance can be had.

FOR SALE—On very accommodating terms, the desirable modern built three story and basement Dwelling House, No. 80 West 27th-st., near 6th-av. Has every convenience and improvement except furnace. For additional particulars and permission to view the house, apply to JAMES PRICE, No. 200 Hudson-st., near Canal-st.

FOR SALE—A Bargain in Eastchester, Westchester County, 15 minutes ride from Bronxville Depot, Harlem Railroad, 14 hours from City Hall, New-York—A good two-story House with ten rooms, store, barn, and 11 acres of prime land; abundance of fruit, shrubbery, &c. Desirable for a country residence, merchant, wheelwright, butcher, or any business whatever. For particulars apply to the subscriber on the premises, or by letter, postpaid, addressed to him at Mount Vernon Post Office, Westchester Co. Terms cash. JOHN S. JACKSON.

FOR SALE or to LET—The House No. 257 19th-st., repaired with all the modern improvements. Possession can be had immediately. Inquire of GEORGE CLARK, No 243 West 18th-st.

FOR SALE—A House and half an acre of Land at Golden's Bridge, on the Harlem Railroad, within 100 feet of depot. Inquire of J. H. BIRDSALL, No. 41 Wall-st., Jauncey Court.

FOR SALE or EXCHANGE for PROPERTY in the CITIES of NEW-YORK or BROOKLYN—Two fine modern-built Dwelling-Houses, with gardens attached, situated in the Village of Bound-Brook, New-Jersey, upon the main street, within about one hundred yards of the Railroad Depot. The houses are in excellent condition having been thoroughly repaired the past summer. Also two Storehouses and Lot situated upon the opposite side of the same street. The Railroad crosses the back part of the lot.

Bound-Brook is situated on what is called the Valley of the Raritan, and has natural advantages unsurpassed by any inland town in the State; it is also a beautiful and healthy place, and is easily accessible by Railroad at almost any hour of the day. To a gentleman doing business in the city who desires a country residence for his family, it offers great inducements.

Terms easy and title indisputable; $4,000 can remain on the property. For further particulars, inquire of A. CAMMAN, near the premises, on Wednesdays, Fridays and Saturdays, or of E. DE MOTTE, No. 17 Spruce-st.

FARM for SALE—In the town of Harrison, Westchester County, four miles north of the village of Portchester, containing about 160 acres of very superior Land in a high state of cultivation, pleasantly situated, overlooking Long Island Sound, twenty acres of which are wood, and also a fine locust grove; is well watered, having two streams of never-failing water running through it. On said Farm is a large Dwelling-House, two Barns and stable room for thirty head of stock, and is altogether a very desirable place. To be sold cheap if applied for soon. Apply to J. H. BIRDSALL, No. 41 Wall-st., Jauncey-court.

FOR SALE or to LET—Near Castleton village, Staten Island, two miles west of New Brighton, a Gothic Cottage, two-story and attic, well finished and conveniently arranged, has furnace, range, marble mantles &c. It is within five minutes' walk of the ferry, near the shore, on high ground and has a commanding prospect of water and land. The grounds consist of ½ acre well shaded with quite an orchard of old apple trees; also shade trees, a choice variety of young fruit trees, raspberry and currant bushes, strawberries and asparagus beds, also a good barn, well of excellent water, &c. For a healthy and pleasant residence the location is not surpassed in the vicinity of New-York. Apply to A. LANE, No. 38 Wall-st.

FOR SALE—A Farm containing 110 acres of ground, at Lakeville, Queens County, Long Island, 16 acres of which is wood land the rest cleared land, known as the Farm lately owned by Samuel W. Garrison, deceased, being three miles from the Railroad and six miles from Jamaica. A Dwelling, Barn, and the usual out-buildings on the premises. For terms &c. apply to C. W. VAN NOORHIS, No 16 Nassau-st., or to Dr. EDWARD MAESBRY, No. 19 Cranberry-st. Brooklyn.

FARM for SALE or EXCHANGE—For productive City Property, from 70 to 80 acres, situated on the north side of Long Island, 25 miles from the city. Convenient distance from the landing &c. For particulars inquire at No 118 Warren-st., back office, N. Y.

FOR SALE—House No. 81 32d-st., north side, 300 feet west of Broadway. Three stories, basement and counter cellar. All the modern improvements. House 22x44, Lot 25x112 feet. Price $9,250. Inquire on the premises after 10 o'clock.

FORT HAMILTON PROPERTY for SALE.—A three-story House and Lot, with Stables, Flower and Vegetable Garden, in good order for a permanent or country residence. Lot 100 feet by 262 feet deep. For particulars apply to L. I. COHEN, No. 181 William-st.

FOR SALE—At Mount Vernon, Westchester Co., a beautiful Cottage House and Lot 100 feet square, house contains eight rooms, handsomely finished inside and out, with flower garden, fruit trees of all kinds, in view of the Sound, and one hour's ride from Canal-st. by the New-Haven Railroad. Only $1,000 cash required. Apply on the premises, Lot No. 320 4th-av., Mount Vernon, or at No. 464 Broadway, New-York.

FOR SALE—A Frame House and Lot on 124th-st., near 8th-av., with Croton water on the premises. Lot 25x100, with lot in rear if wanted. Inquire at No. 106 Broadway, or No 134 8th-av. Terms very moderate.

FOR SALE—A two-story and attic house, No. 11 Commerce-st., near Bleecker, pleasantly situated with shade trees in front. The house is in good order, and will be sold at a bargain. Inquire of H. OSTEANDER, No. 174 Canal-st., cor. of Varick.

FOR SALE—The neat three-story Brick House, with two-story tea room, No. 115 Duffield-st., Brooklyn, (lot 21 by 100 feet) in a very good neighborhood, and only one mile from the ferries, and close to the stage routes. Price, $4,500. Apply to CHARLES JENKINS, No. 22 Frankfort-st., N. Y.

FOR SALE—Two new four-story Houses, 20 by 55 feet, equal with party-walls to 21 wide, on 24th-st., south-side, between 4th and Lexington-ave, built in the best manner by first-class mechanics under the superintendence of THOS. R. JACKSON, Esq., Architect, with all the modern improvements. Will bear a thorough examination. Apply to A. H. MULLER & Co., No. 2 Pine-st., basement, corner of Broadway.

FOR SALE or EXCHANGE for Vacant Lots, or other property, four Houses on 41st-st., near 6th-av. Apply to RICHARD SCOTT, No. 136 Allen-st., or to PUDSLEY & RAYNOR, corner Broadway and 30th-st.

GATES-AV. PROPERTY for SALE CHEAP.—Three two beautiful three-story basement and two-story Frame Houses, filled in with brick and built in the most substantial manner throughout; carved pilasters with splendid pointed, with court yard in front twenty-one feet; parlors arched and folding doors in basement and second floors with gas through out situated on the corner of Gates and Franklin-ave, Brooklyn. Stages pass on the corner every ten minutes for the Fulton Ferry. Lots 15 feet front each. Also one lot adjoining 24 feet by 100. Terms easy. Apply to A. S. CROWELL, No. 15 Fulton-st., Brooklyn.

HARLEM LOTS.—The subscriber now offers for sale, in blocks, the Woods Estate, comprising some 325 lots and forms the finest plot of level land that ever can be offered upon this island. The Eighth-av. Railroad is now constructed and running daily carrying countless numbers of passengers, every 15 minutes, to 59