Chances for Business Men.

A NEW PATENT.—H. O. ELMER'S Saw Gummer, Jointer and Filer, for saw-mill and circular saws, without removing them from the stocks. A vast amount of money can be made on these Machines, as they will pay 150 per cent. profit. Rights for sale by States or Counties. This is a rare chance for persons desirous of traveling. ABEL BLAKESLEE, General Agent, No. 247 Washington-st., New-York.

A NEWSPAPER ESTABLISHMENT FOR SALE—Located in a flourishing and beautiful City of Western New-York, and having a paying list of over 3,000 subscribers, besides a large job and advertising business. The paper is a first-class Literary and Reform Journal, and is to be sold in consequence of the ill health of one of the publishers. For further particulars, address J. C. DERBY, No. 8 Park-place, New-York.

A PARTNER WANTED—By a Philadelphia publisher. Business talent indispensable. Only a small capital required. Address S D, at the office of The Philadelphia Daily Register.

COAL-YARDS and BUSINEES for SALE.—The subscriber offers for sale his old, well established and flourishing Coal Business, including Leases, Fixtures, Horses, Carts and everything necessary to a complete establishment. This is an opportunity that seldom offers and is well worthy the attention of any person desirous of prosecuting a business at once safe and profitable. Address J. L. WORTH cor of Washington and Albany.

DRUG STORE for SALE—In one of the most eligible cities for business, and residence in the vicinity of New-York. Has been long established, and is now doing a good business. Will be sold at a bargain if applied for immediately. Apply to KINSLEY & DARLING, No. 62 Vesey-st., New-York.

FOR SALE—A first-class Saloon and Restaurant on a corner of two great thoroughfares, with private entrance for ladies, beautifully decorated with French plate mirrors, &c. An old stand. For further particulars inquire of G. W. SIMERS, No. 55 Chambers-st., up stairs, room No. 7.

FOR SALE—A few Shares of the Stock of the American Stone Dressing Co. apply to JOHN NORTON, Jr., No. 90 Wall-st.

FOR SALE.—A Brick Yard on the North River, about 60 miles from this City. For particulars, apply to W. H. Denning, Esq., Fishkill Landing, or CAMPBELL & MOODY, No. 7 Broad-st.

FOR SALE or EXCHANGE for CITY PROPERTY—Valuable Mills, Woolen Manufactory, Dwellings and Store-House, and two Farms, together containing 300 acres, in the town of Salem, Washington County, N. Y. The mills consist of a Grist Mill, with three runs of stone; two Saw-Mills, and a Woolen Factory, on a stream of an abundant and never failing supply of water, about 40 miles from Albany and two miles south of the village of Salem. Logs may be obtained from the hills on the margin of the stream, and floated down and, when sawed, find a ready sale at the mills. The Troy and Rutland Railroad passes through the premises, on which there is a depot within five rods of the mills. There are besides five dwelling houses and a store-house on the premises in an advantageous place for country trade. There is a sufficient supply of water for an almost indefinite extension of manufacturing business. Apply to JAMES GIBSON, Salem, Washington Co., N. Y., or JONA. MILLER, No. 16 Wall-st., N. Y.

LAUNDRY for SALE—Established and in successful operation, with capacity and customers secured for a large business. For a person with from $3,000 to $4,000 this is a rare chance for a profitable investment. Address LAUNDRY, Tribune Office, with real name and address, as no others will receive attention.

PROPELLER WANTED—To Charter or Buy, carrying about 150 tons light draft water, good speed, and well found. Address W. W. & J. REYNOLDS, Jrs., Poughkeepsie.

RARE CHANCE.—For sale, near the City of New-York, three desirable Water-Powers; never-failing stream; from ten to two hundred horse-power may be applied. Will be sold separate or together. For further information apply to D. GOULD, No. 27 Nassau-st. New-York.

STEAMBOAT for SALE.—A BARGAIN.—The Steamboat DELAWARE, 90 feet long, 23 feet wide, 79 tons burthen, draws 3½ feet water adapted to ferry, towing or freighting purposes, will be sold low and on easy terms. Apply to B. C. WANDELL, No. 35 Chambers-st.

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 carriage by horses, is afforded by these facilities for the carriage of raw material and manufactured products in 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 Other, West Philadelphia, or to HENRY C. TOWNSEND, No. 530 Arch st.

TO GLASS MANUFACTURERS.—For Sale—An old established Glass Works, the present proprietors wishing to retire. It has been in profitable operation for fifteen years, and has a large number of private molds. It is situated within two miles of the center of business in Philadelphia, where coal, wood and sand can be procured cheaper than at any place east of the Mississippi. There has also just been granted a very liberal Charter by the New Jersey Legislature to the proprietors, with $100,000 capital, which will be transferred to a Company purchasing. For further information, address C. & B., Box No. 149, Philadelphia Post-Office.

TO LITERARY MEN and OTHERS.—The advertiser, the proprietor of a newly-established Periodical, wishes for a Partner, having a few hundred dollars, to join him in the undertaking. The property is of success are very great, and with capital to carry it on energetically, promises to realize a handsome income. For further particulars, address HOMER, Tribune Office.

TO a PHYSICIAN wanting an extensive country practice, an excellent opportunity is offered by applying immediately by letter to MEDICUS, Brooklyn Post-Office, L. I.

TO DRUGGISTS and APOTHECARIES.—BARGAINS—The undersigned have two highly desirable Drug Stores for sale at a considerable sacrifice. They are both well located and have been established some time. Apply at once to HALE & Co., No. 160 Nassau-st. Rooms Nos. 20, 21 and 22.

TYPE for SALE.—A font of Bourgeois Type, 600 pounds which has been used but a few times; a new Imposing Stone, Stands, Cases, and other printing materials, for sale at a bargain. Inquire of Mr WINGATE, Brady's Gallery, 205 Broadway.

$1,000.—FOR SALE—A pleasant and profitable business for $1,000. It is not pretended that the purchaser can make the amount asked, in one month, but they shall be convinced beyond a doubt, that they can make from $10 to $15 a week besides their own living. The present owner (a widow lady) has done this besides supporting herself and children. Address a note to CALIFORNIAN, Tribune Office.

$25,000 WANTED—In a cash business on Broadway. Security given for and 15 per cent. guaranteed on the entire investment. Money-lenders are requested not to reply; others interested please address P. D., Irving House.

$1,500.—I WOULD LIKE to PURCHASE an interest in a Wholesale Manufacturing business for a young Man, who is a good penman and accountant, and every way worthy of confidence. Americans only treated with. Address, for one week, Box 281 Union-square Post-Office.

$1,000.—A young Man, having this amount to loan, and can give good references, can have a good situation at a fair salary. Address, with real name, B. B. Broadway Post Office.

$25 TO $500—Capital wanted in sums of $25 and upward to invest in a manufactory. The business is carried on with machinery under a patent, and yields large profits. Full particulars obtained of E. McMAHON, 82 Division-st.

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.

A FURNISHED ROOM and BEDROOM to LET, at No. 221 Christie-st. Breakfast and Tea furnished if desired. Care pass the door.

A GENTLEMAN and his WIFE can have Board up-town, No. 188 West 18th-st., in a genteel quiet family on 1st of May, or part of a house to let.

A YOUNG COUPLE, without encumbrance, and of no exacting disposition wish to meet with a family of high respectability, who may have a larger house than they require, and with whom they could find the comforts of a home. Only two rooms are necessary, unfurnished preferred, with gas and use of bath. Terms must be moderate. A note stating all particulars, as to location, price, etc., may be addressed H. M., Box No. 1,374 Post-Office.

BOARD.—Families or single gentlemen desiring pleasant rooms or suites of rooms for the season, in a first-class Boarding House, may make immediate arrangements at Nos. 106 and 108 East 14th-st., between 3d and 4th-ave. The houses are now and newly furnished; have all the modern improvements and conveniences desirable for a home. A splendid suite of parlors, (three deep) furnished or unfurnished, (on the principal floor.) References exchanged.

BOARD—For Gentlemen and their Wives or single Gentlemen, in a house nearly new, with all modern improvements, and in a very pleasant locality. Small parlors with bedrooms attached, and single rooms. Terms moderate. Apply at No. 264 East 16th-st.

BOARD.—Persons in quest of a pleasant boarding place are invited to examine the new house, replete with every convenience, No. 187 East 16th-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.

BOARD UP-TOWN.—A Gentleman and Wife, or two single Gentlemen can have Board, with pleasant apartments, at No. 284 10th-st. Gas, Bath-Room, &c. No May removal.

BOARDING at No. 177 East Broadway.—Two Gentlemen and their Wives can be accommodated with Parlors and Bedrooms on the 2d and 3rd floors. Likewise a single room to let.

BOARD WANTED—For a Gentleman, Wife, Child and Servant, in a pleasant location between 4th and 20th-sts., 2d and 6th-ave; would require Room and Bedroom adjoining on second floor, furnished. Any genteel, private family or boarding-house, where there are few other boarders, having the above accommodations, may address Box 3,459 Post-Office, stating terms, privileges and location.

BOARD WANTED—For a Gentleman, Wife, Child and Servant; parlor and bedroom well furnished. Vicinity of St John's-park preferred. References given and required. Address, stating terms, DETROIT, Tribune Office.

GENTEEL PRIVATE BOARD in BOSTON.—Gentlemen and Ladies visiting Boston and preferring private Board will find agreeable accommodations in a central and pleasant location, at the house of Mr. DAVID REED, No. 1 Bedford-place.

FAMILIES wishing to make arrangements for permanent Board, will find, on application at No. 3 Leroy-place, several suites of Rooms, which will be vacant on the first of May. This house is pleasantly and conveniently located, near Broadway; has all the modern improvements, and is kept in the best manner.

FURNISHED or UNFURNISHED ROOMS, with full or partial Board, to Gentleman and Wife, or single Gentlemen, at No. 61 Lexington-av. Do not move at May.

PLEASANT ROOMS with BOARD to a Gentleman and Wife, and two single Gentlemen, in a quiet family, without children. Terms reasonable; location convenient. Apply [illegible] East 19[illegible]

UNFURNISHED ROOMS to LET, with Board, at No. 148 Hudson-st., fronting St. John's Park. References exchanged. No removal let May.

TO LET—Furnished or unfurnished Rooms, without board, at Nos. 40 and 38 Howard-st., first floor from the corner of Broadway, and next door to the Bank of the United States. Also, a front Basement used as an office. Ref. required.

TWO YOUNG GENTLEMEN wish to make arrangements with a private family for Board in the country, during the summer. The location must be within one hour's time of the city, by the Hudson River or New-Haven Railroads. Address, stating terms, G. & S., New-York Post-Office.

Houses to Let.

A BROADWAY STORE to LET or LEASE—150 feet deep. Inquire at No. 707 Broadway.

BROADWAY STORES to LET.—That eligible store, basement, second and third lofts, corner of Broadway and Canal-st.; the store and dwelling No. 413½ Broadway; also the store and dwelling Nos. 42 and 48 Canal-st., east of Broadway; two large rooms, 20x40 and 25x56 feet, fronting on Broadway; the store, dwelling and basement No. 159 Chambers-st.; also the first, second, third and fourth lofts in houses No. 144 Chambers-st. Apply to F. DICKIE, at No. 144 Chambers-st., between 10 and 11 o'clock A. M., or at No. 127 Greene-st. before 9 A. M. and after 3 P. M.

BROADWAY STORE to LET for FIVE YEARS, or the Lease for Sale; the splendid store known as No. 335 Broadway. Inquire of G. W. LOCKWOOD, Jr., No. 335 Broadway.

BROADWAY.—To Let—The desirable property, No. 613 Broadway, very suitable for a Furniture, Millinery or Tailoring establishment—has three large and elegant rooms, each 20x60, besides basement and 4th floor. Also, small store, etc., next door. Apply to JAMES PRICE, No. 290 Hudson-st.

HOUSE—No. 135 36th-st., near 7th-av., to Let.—Rent moderate. 26 Rooms in good order, and suitable for two families if desired. Croton water, &c. Can be seen from 12 to 3. Apply to CHARLES PARTRIDGE, No. 369 Broadway, second-story.

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.

OFFICES to LET—In the new White Marble Buildings erected on the recent site of the Fible House, Nos. 119 and 121 Nassau-st., New-York. These offices are being finished with every convenience, gas, furnace, &c. Parties desiring handsomely finished and finely located offices, or suites of offices, at moderate rents, may apply immediately to E. H. BROWN, No. 71 Wall-st., where plans can be seen.

PART of HOUSE to LET—Very pleasantly situated between Hudson and Bleecker-sts., near Grove, consisting of three rooms on second floor and one in attic. Croton water and water closets in second story. Rent $275. The family in the house is small and would let the above to an agreeable gentleman and lady at a very low price. Address Box 69, Post-Office, or call upon Mr. EDWARDS, No. 78 Maiden-lane. Possession immediately.

PART of a HOUSE to LET in SOUTH BROOKLYN, five minutes' walk from Hamilton-av. Ferry, to a small family only; consisting of Front Basement, Front Room, and adjoining Bed-Room in second story, and Front room and adjoining Bed-Room in third story. Gas from basement to second story. Immediate possession given. Rent, $250. Apply on the premises, No. 27 Woodhull-st.

PART of a HOUSE, in the upper part of Hudson-st., to LET; consisting of second floor, basement, and room in attic. Rent $300. Apply at No. 230 Greenwich-st.

ROOMS with STEAM POWER to LET—Suitable for all kinds of Manufacturing purposes, in the six fire-story buildings Nos. 211, 213 and 214 Center-st, and Nos. 137, 139 and 141 Elm-st., between Howard and Grand-sts. The rooms vary in size from 25x25 feet to 135x25 feet. The rooms are well lighted and furnished with Croton water, water closets and gas pipes. The power is furnished by the celebrated engine which has been on exhibition at the Crystal Palace during the last summer, made by Corliss & Nightingale, Providence, R. I. Apply to W. A. ALLEN, on the premises.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS. & Co., No. 194 Williams-st.

ROOMS to LET—With Steam Power, 35x60, well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also, smaller rooms. No. 356 Greenwich-st. FERRIS & FABER.

STEAM-POWER to LET.—The First Floor and Basement of building No. 65 Elizabeth-st., corner Hester, with from one to ten horse power; building 25 by 53 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 50 feet, at Elizabeth port, N. J. Apply to ADM. EAIZ.

STEAM-POWER with Room 30x70 to Let. Inquire of JOHN F. TROW, No. 49 Ann-st.

STEAM POWER to LET.—Lofts with or without Steam Power. Apply to CHARLES M. SIMONSON, No. 181 Lewis-st.

STEAM POWER.—Rooms to let with steady Steam Power in the new buildings Nos. 7, 9 and 11 Canal-st., between Centre and Elm-sts., running through to Walker-st. Apply to J. GUDU, Engineer, on the premises.

STEAM POWER to LET—In light and airy Rooms, in a new building in Cliff-st. J. C. HULL & SONS, No. 108 Cliff-st.

SEVERAL OFFICES to LET at No. 11 Maiden-lane, well adapted for Jewelers, Fancy Goods Dealers, &c. Immediate possession given. Apply on the premises to THOMPSON & ROESLER.

STORES to LET.—Desirable Stores and Offices in Clinton Hall and Astor-place, extending through to Eighth-st., near Broadway. The Stores to be fitted up with Iron Fronts, Plate Glass, &c. Apply to EDMUND COFFIN, No. 39 Broad-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. 59 Broadway, up stairs, or at Hyde park Depot.

TO LET—A large three story brick House, with mastic front, basement and under cellar, and sixteen rooms in the solid house, located at No. 98 Desbrosses-st., near Hudson, in one of the most pleasant neighborhoods in the city of Brooklyn. Can be used for a ladies boarding school, having been occupied for that purpose for several years. Apply to JOHN BRAINERD, Wall-st. Ferry, Brooklyn.

TO LET—Two splendid Show Rooms on west side of Broadway, below Canal-st., with front, center and rear lights, water, &c. Apply to GROVER, BAKER & Co., No. 495 Broadway.

TO LET—A two story and attic House in Murray, next to the corner of Greenwich-st. Will be altered and let for business purposes. Apply to L. H PIGNOLET, No. 157 Greenwich, corner Dey-st.

TO LET—The double Store Nos. 119 and 121 William-st. (Washington Stores.) Possession given 1st of May. Apply to HARRAL, SPROULLS & Co., No. 119 William-st.

TO LET—The four Lofts in building No. 16 Beekman-st., separately or together. Apply to BUCHANAN, PARSONS & Co., No. 167 Fulton-st.

TO LET—The 2d story of the Store occupied by us; it is finely lighted and a desirable location. Apply on the premises. MOULTON & PLIMPTON, No. 12 Vesey, and No. 6 Barclay-st. directly in rear of Astor House.

TO LET—A new 4-story English Basement Brick House in 31st-st., between 8th and 9th-ave. Rent $750. Possession immediately. Also, No. 153 in 45th-st., between 8th-av. and Broadway. Rent $450. Apply to R. G. PIERCE, Pine-st., corner Broadway, under Metropolitan Bank.

TO LEASE or for SALE—That superb new five-story English basement House No. 32 East 21st-st., with highly ornamented brown stone front, size 22 by 70 all the way up, containing every desirable improvement, with immediate possession. Apply to R. O. PIERCE, Pine-st., corner of Broadway, under Metropolitan Bank.

TO LET—Part of a House, consisting of two or three rooms on the same floor, with a kitchen if required to a very small family, or a single gentleman. Apply at No. 348 4th-st., between Broadway and Lafayette-place, from 5 till 6 o'clock P. M.

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—A two-story House, 28 by 30 feet, parlor and sitting-room on first floor, one large room and three bedrooms on second floor, and two attic bed rooms, cellar, well, and cistern, barn, wagon and carriage-house, and three acres of land, with a variety of fruit, 3½ miles from Port Richmond, Staten Island; rent $150. Apply to GEO. WHITE, No. 197 Broadway, or HIRAM CORSON, near the premises.

TO LET—The Lofts in the new marble front Store No. 27 Chambers-st., between Broadway and Center-st., now finishing. Possession given 1st May. Apply to HARRAL, SPROULLS & Co., No. 119 William-st.

TO LET—Two brown stone Houses and a carriage-house on Bedford-av., corner of Wilson-st., Brooklyn. Three minutes' walk from Peck-slip Ferry. Gas in the house. Rent $700 and $600. Inquire of GEO C. JEFFERIES, on the premises, or at No. 166 Bowery.

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 or LEASE on Broadway, corner of Howard-st., the second, third and fourth stories of the Building No. 455 Broadway, N. W. corner of Howard-st.; will be altered with Broadway entrance and arranged for ware-rooms or offices. The fourth will be made a full story and arranged with suitable sky-light for a first-class Daguerreian Gallery if desired. Also, the basement for a respectable Restaurant. Each floor 26 by 60 feet. Basement will be 26 by 25 feet. Apply at office of Broadway Insurance Company, No. 418 Broadway.

TO LET—A Furnished House, near Union-place, one block from Broadway. The house is three stories high; has range, bath, gas, and a fine yard. Will be let for five or six months from May next. Address L. B., No. 349 Broadway, in the store.

TO LET—From the 1st day of May next, the three-story-and-basement House, No. 128 Chrystie-st., near Broome-st., the Furniture of which will be sold cheap, if desired, to the lessee. For further particulars inquire on the premises, between the hours of 10 A. M. and 3 P. M., or at No. 178 East 19th-st.

TO LET—The new first-class four-story basement House No. 59 Morton-st. Possession immediately, if required. Inquire No. 46 Morton, or on the premises.

TO LET—The two three-story brick Houses Nos. 506 and 508½ Cherry-st. Rent $300 each, approved surety. Inquire of S. DAYTON, No. 36 Market-st.

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

TO LET—The convenient three-story House No. 50 Woodhull-st., near Hamilton Ferry, Brooklyn. Rent $450. Apply in Atlantic Dock Office, No. 74 Broadway, N. Y.

TO LET—Part of House No. 83 7th-st., consisting of front basement, first floor, with two bedrooms in third story, to a small genteel family.

TO LET—The lower part of House No. 604 Washington-st., between Leroy and Morton. Rent, $275. Inquire on the premises.

TO LET—The Front Room, suitable for an office, on the third floor of No. 86 Chambers-st., from 1st of May next. Apply on the premises, up-stairs.

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. 29 Gold-st.

TO RENT—The first, second and third finished lofts of store No. 227 Greenwich-st., next to the corner of Barclay, now occupied by Messrs. JAMES M. TAYLOR & Co. Fine Dry Goods Counters, with black Walnut Counters, for sale. Apply to WM. S. WOODWARD, Hardware, &c., No. 61 Cortlandt-st.

TO RENT—From the first of May next, the upper part of the House No. 29 East Broadway, comprising six to eight rooms, with closets, &c. Apply from 1½ to 3 o'clock P. M.

TO RENT—Two first-class Stone and Brick Houses at New-Brighton, Staten Island; replete with every convenience of Water Works, Dumb Waiter, Speaking Trumpet, Stables and Coach House, Garden Ground, &c.; commanding a most extensive view, surrounded by fine woods, and within five minutes walk of the Ferry. For a family desirous of combining city with country life in one of the most delightful locations around New-York, this holds out great temptations. Apply to CHAS. S. HAMILTON, No. 74 Beaver-st., New-York.

TO RENT—The Pavilion Hotel at Rochelle, with fine grounds, garden and out-buildings adapted particularly for a Summer Boarding House. Inquire of SAMUEL E. FRINK, No. 95 Chambers-st., before 11 A. M. or after 4 P. M.

Houses Wanted.

A SMALL FAMILY wishes to rent part of a house, consisting of five rooms. House must be neat and rent very moderate. Address L. S., Tribune Office, stating number of rooms, rent, location, &c.

HOUSE WANTED—In a respectable part of the city, worth from $300 to $350 a year, by a small family. Address SAMUEL T. THOMPSON, Broadway Post Office.

ROOMS WANTED in BROOKLYN, by a small, genteel family, consisting of three grown persons, in a pleasant location; four rooms and basement; ten minutes' walk from junction of Clinton and Fulton-sts. Rent moderate. Address W. P. T., Box 1,356, Post Office, New-York.

Real Estate for Sale.

A GENTLEMAN, obliged to seek a home in a milder climate, would dispose of his residence at a great bargain. It is about ten hours ride by railroad from New-York City, in a pleasant village and good schools; consists of a two-story brick House 48 by 26 and 16 inch walls, with Barn, &c. There are three acres of land for gardens, and stock and with the best of fruits and shrubbery, and to expense has been spared to make it what it is, one of the finest residences in Western New-York, and for a person desiring to retire from the city it has no superior. It would be sold with or without the furniture, or exchanged for property in New-York or Brooklyn, or good paying stocks. For further particulars address Box 2,655 Post-Office.

AT PRIVATE SALE—The three story and high basement brick House and Lot, No. 219 West 38th-st., north side between 8th and 9th-av., Lot 16½ by 98 feet 9. House 57 feet 6 inches deep; contains all the modern improvements; will be sold reasonable, and a large portion of the purchase money can remain on bond and mortgage. Apply to COLE & CHILTON, No. 18 Nassau-st.

BEAUTIFUL 3-story brick House on Clymer-st., Williamsburgh 50 ft. deep, $6,000; also, one 40 ft. deep $5,500. Terms easy. S. COCKCROFT'S Land Office, No. 72 South 5th-st.

COUNTRY PLACE for SALE—At Dobbs' Ferry, on the Hudson 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.

CLARENCEVILLE, L. I., LOTS.—There being only about 200 of these beautiful Lots left, the proprietor offers to those who have not yet availed themselves of this favorable chance, (of not only getting a Lot, but a House and Lot worth $1,200 for $594,) an opportunity to subscribe, until the 6th day of April next, when the drawing for choice will take place, and the sale closed.

The village of Clarenceville is situate on Long Island, five miles from Brooklyn; the Long Island Railroad runs directly through the center of it. (The Depot is in the village.) It is also expanded by the Brooklyn and Jamaica Plank Road. It is adjacent to churches, school-houses, markets, &c., and accessible to New-York at all hours of the day, in less than half an hour. Besides the railroads, two lines of stages continually run past this property.

The streets are all laid out from 60 to 120 feet in width; are all graded and planted with beautiful ornamental trees.

It is admitted by all who see it to be the handsomest village ever laid out; is exceedingly healthy and picturesque; and has an abundant supply of the purest water.

In addition to all these advantages, the proprietor, having erected in Clarenceville five Beautiful Houses, each at a cost exceeding $1,000, has determined not to dispose of them, but to distribute them gratuitously among the subscribers to Lots. The price of each Lot is fixed at $594, payable in instalments of $4 monthly. Title perfect, abstracts of which will be furnished gratuitously.

Persons wishing to view the property can get free tickets by applying at the office. A public meeting for the admission of members will be held every THURSDAY EVENING, at 7½ o'clock at Union Hall, No. 165 Bowery. JACOB PECARE, Proprietor, Office No. 163 Hester-st.

COUNTRY SEAT for SALE—At Throg's Neck, Westchester County, containing 52 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 parts, 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, Brevet-st., New-York.

EIGHTH-AV. LOTS for SALE.—Fifty Lots on the 8th-av. will be sold separately or together, on easy terms. Apply to JACOB PECARE, No. 163 Hester-st.

FARM for SALE.—Will be offered for sale at Public Auction on TUESDAY, April 4, 1854, at 1 o'clock P. M., on the premises, the farm of the late Dr. Shubael Mead, situated on North-st. Plain, (so called) in Greenwich, consisting of twenty-five acres of land, fifty acres and the other of about twelve acres. The farm is well divided into meadow, pasture and wood land; on the large tract is a dwelling house in a good state of repair, and a good barn and other out-buildings. Said farm is about 2½ miles from the R. R. depot, and is every way well situated and convenient to markets. Terms and conditions made known at the time and place of sale. ABIGAIL MEAD, Greenwich, March 17, 1854. References WM. H. MEAD, STEPHEN HOLLY, Greenwich; R. MURRAY, Jr., No. 105 and 211 Chrystet.-st., N. Y.

FIRST-CLASS FOUR-STORY HOUSE for SALE.—House and Lot, No. 357 8th-av., 12 feet north of 24th-st. House 22 by 64, four stories with extension to fourth floor, painted last season, and put in complete order, with gas, Croton, furnace and every modern improvement. Lot 25 feet 6 inches by 98 feet 9. Title perfect; can remain on the property on bond and mortgage, if desired. Possession given immediately. Apply to ADRIAN H. MULDER & Co., No. 2 Pine-st., Metropolitan Bank Building; or HOMER MORGAN, No. 3 Metropolitan Bank Building, Pine-st.

FOR SALE—A beautiful country Residence, consisting of a handsome two story stone and basement House and a half acre of choice land, situated on the corner of Palisade and the Railroad-av., in or near the village of Yonkers, Westchester County, and near the railroad depot at that place. The house is 60 feet front by 50 feet in depth, has just been finished and built in the best and most substantial manner by the city's work, under the supervision of the owner, who now occupies the property. The house also contains 12 rooms, 2 cellars, 2 cisterns, 2 wells, 2 fronts and rear, overlooking the Hudson River, Staten Island and the surrounding country, and is well arranged for a large family. On the premises there is a variety of choice fruit and ornamental trees, a well of good water, cistern, &c., &c. The above property is about three-quarters of a mile from the depot and steamboat landing, and is every way suitable for those seeking a quiet and healthy country residence near this city. For price, terms and further particulars, apply to ANTHONY J. BLEECKER, auctioneer, No. 7 Broad-st.

FOR SALE—One of the most desirable Country Seats on Long Island Sound, located in the Town of Stamford, Conn., having a water front of over 900 feet, and about 10 acres of the best of land. On the premises there is a fine new Dwelling containing 12 large rooms, independent of closets, wardrobes, &c., the cellar, attics, spacious verandah, a good well of water, fine garden, large carriage house and stables. The above property is being located in one of the finest parts of the Sound, and only the hours ride from the Railroad Depot, and two minutes' walk from the Steamboat Dock, makes it one of the most desirable residences to be met with either for a gentleman of means and leisure or a business man. Good fishing, oysters and clams in abundance, and fine beach for bathing. The owner would prefer a loan of $4,000 secured by bond and mortgage on the premises for the use of which he would give a lease for two years, with the refusal of purchasing if desired. For further particulars address by note, or inquire of D. D. HUDDLESTON, Philadelphia Hotel, Jersey City.

FOR SALE—One new four-story House, 20 by 55 feet, equal with party-walls to 31 wide. No. 48 East 24th-st., between 4th and Lexington-ave., built in the best manner by first-class mechanics for the proprietor, residence of THOMAS JAUSSON, Esq., Architects, with all the modern improvements. Will bear a thorough examination. Apply at No. 42 East 24th-st., or No. 62 Wilkins-st. to C. H. SMITH.

FOR SALE at STAMFORD, Conn., a place of three acres, five minutes' walk from the depot, half a mile from the village, situated on the Sound; large quantities of fruit, shade trees and shrubbery, large House, Barn, Stables, &c. Also, a place of three-quarters of an acre, seven minutes' walk from the depot, half a mile from the village, situated on the Sound; fine modern House, with all the late improvements; grounds neatly laid out, fruit, &c.; carriage house and stables. The above will speak for itself when seen. For any information, apply to WM. DEBLOIS, No. 163 Greenwich-st., who has the plans and elevations; also to Dr. MILLER, No. 21 Greene-st., or WM. PHYFE, No. 197 Bleecker-st. The above is one hour's ride from 34-st.

FOR SALE—A valuable Corner, formed by the angle of Centre and Cross-sts., suitable for a Store or manufacturing purposes, at a reasonable price. Apply to R. G. PIERCE, Pine-st., corner of Broadway, under Metropolitan Bank.

FOR SALE—On favorable terms—Houses, Lots and Building Sites on 136th, 136th, 137th and 138th-sts., from the Harlem River to the 12th-av. Apply to DENNIS HARRIS, Washington Heights, New-York.

FOR SALE—The pleasantest situation in South Brooklyn, corner of Clinton and Fourth-places, three-story brick House well built in the second story, 4c. carriage-house, &c., in complete order. Also, three-story mastic front House No. 10 Douglass-st., with baths and water-closet, in best of order. Apply to H. S. TEVENSON, No. 2.3 Court-st., Brooklyn.

FOR SALE—The neat three-story Brick House, with two-story tea room, No. 113 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, $11,500. Apply to CHARLES JENKINS, No. 22 Frankfort-st., N. Y.

FOR SALE, to LET, or EXCHANGE for unimproved Real Estate, Eighteen Lots with three-story Brick Buildings thereon, situate in an eligible location in the City of Williamsburgh. Price $2,250 each. For particulars, inquire of J. SPARKS, No. 52 John-st., N. Y., or A. FOLK, No. 55 Grand-st., Williamsburgh.

FOR SALE on BROOKLYN HIGHTS.—One Lot of Ground, 25 feet by 100 feet, lying on south side of Columbia-st., between Orange and Pineapple-sts. For terms apply to J. HOWARD & SON, No. 54 Broadway, New-York.

FOR SALE CHEAP—The brown stone-front House and Lot No. 472 4th-av., with all the modern improvements. If applied for soon to GEO. READ, No. 210 Broadway, will be sold for $12,000. Terms easy.

FOR SALE or to LET—A Dock Front and Yard covering 11 lots of ground, on 1st-av., up town. This is a desirable location for a lumber yard. The water at the dock is 20 feet deep at low tide.

Also, for sale a three-story and basement frame House, on the north side of Warren, near Hoyt-st., Brooklyn. House 22x30, lot 100 feet deep. Price $3,600. Will rent for near $500. Terms easy.

Also, a very desirable Residence in Mount Vernon, for sale cheap. Apply to SYLVESTER LAY, No. 15 Wall-st.

FOR SALE or to LET—The Quintilian Seminary at Poughkeepsie, made vacant by the death of its late Principal the Rev. Eliphas Fay. It is located near the court-house. This institution has accommodated the Principal and his family, with a large number of boarding scholars at a term of from $3 to $10 per quarter for tuition. Gas lights in the principal dwelling. The establishment has a total of 126 scholars. A good opportunity for teachers. Application may be made to either of the subscribers, at Poughkeepsie, by mail or otherwise. S. S. JOHNSTON, W. COLE, G. R. GAYLORD.

FOR SALE—Brick House and Lot No. 118 East 26th-st. Price $3,750—$1,000 down. House No. 87 St Mark's-place, $3,500, terms easy. Lots for sale in 37th, 42d, 43d and 45th-sts. Also, in Brooklyn, 4c. Persons wishing to improve, no money required. Inquire of S. P. TOWNSEND, No. 32 Nassau-st.

FOR SALE.—A small first-class House, No. 30 west 30th-st., seventh house from the 5th-av. Price $3,000. Two-thirds of purchase money may remain on mortgage. Apply at No. 22 west 26th-st., before 10 A. M., or after 4 P. M.

FOR SALE at TARRYTOWN—A Country Seat with about 24 acres of land, on which there are a number of building sites. The house is large, commanding a fine view of the North River and the surrounding country, and is replete with all the modern improvements. It is within five minutes' walk of the Post Office, stores, churches, &c., and is accessible by boats and railroads several times a day. Also an orchard with six acres, that may be divided into three choice villa sites. For particulars apply to JOHN C. MALLOY, No. 12 Wall-st., 3d floor, from 2 to 3 o'clock.

FOR SALE at NEW-BRUNSWICK, N. J.—One of the handsomest situations in the place, with a front of four hundred feet on George-st., nearly four acres of the best Garden Land, all kinds of Fruit, a large Cottage House in good order, and many other improvements. Apply to H. STEVENSON, No. 218 Court-st., Brooklyn.

FOR SALE—A Hotel near the City. Real or personal property would be taken in exchange for it. Apply to LONGLEY & TAYLOR, No. 82 Broadway, N. Y.

FOR SALE—One of those new three-story basement and sub-cellar Philadelphia brick front Houses on the north side of 33d-st., second house east of Lexington-av.; three rooms deep on parlor floor, with all the modern improvements. Price $4,300. More than half may remain at 6 per cent. Inquire on the premises, or of D SCHOONMAKER, No. 13 West 33d-st.

FOR SALE or to LET—A never-failing Water Power, suitable for any extensive manufacturing purpose, within one hour and a half of New-York, on the New-York and Erie Railroad. On the premises are a Forge, with two Bloomeries, Fine I