TELEGRAPH NOTICE—CHANGE of RATES BETWEEN NEW-YORK and BOSTON.—The New-York and New-England Union Telegraph Co and the House Printing Telegraph Co. have found it necessary to increase their rates of tariff and have mutually agreed to the following scale:
Between New-York and Boston, tariff for ten words, 40 cents. Each added word 6 cents.
Between New-York and Providence, tariff for ten words, 30 cents. Each added word, 5 cents
Tariff to and from all way stations for ten words, 25 cents. Each added word 3 cents.
The above tariff to take effect on and after the first day of May next ensuing.
Signed for Joint Committees, JOHN A. LEFFERTS, New-York, April 21 1854. CHARLES SPEAR.

THE FIRST of MAY is NEAR at HAND.—Now is the time to clear out your lofts, garrets and cellars of all rubbish, such as old newspapers, pamphlets old school books, old writing paper, old writing books, old account books old tickets, old handbills, and waste paper of all sorts, kinds and sizes, which will be purchased at Nos 25 and 27 Ann st., basement.

WANTED—To adopt or apprentice, a smart, active, intelligent American orphan Boy, ten years of age. He will be given to none but a respectable family. Apply to HULL & LEISTER, No. 171 Lewis-st.

$10 TO $50 PER WEEK can be made by making any of the fine Cements for marble floors, walls, &c. I have receipts for ten different kinds. Fortunes are now being made in England by manufacturing these cements, and there is no reason why I should not have receipts for Paint and for cements are much wanted here. I have receipts for Paint and for some other articles, all of which I will send to any address upon the receipt of $1 by mail, (postage paid.) Address C. R. B STILLWELL, New-York.

Chances for Business Men.

ANY ONE WISHING to INVEST CAPITAL in a Water Power that offers rare advantages of location and power, being situated on the Kalamazoo and Grand Rapids Plank road, about 12 miles from Kalamazoo, will find it much to their advantage to communicate with the subscriber. Address W. H. WOODHAVEN, Plainwell P. O., Allegan Co., Mich.

AN EXCELLENT CHANCE for a PROFITABLE INVESTMENT.—For sale, on extremely reasonable terms, (solely on account of the feeble health of the present proprietor,) the best paying hotel establishment in the City of Brooklyn having, in addition to private rooms for lodgers, parties and public meetings, thirty-two well furnished sleeping apartments, a large dining saloon, two bars a spacious kitchen with ample appointments and steam apparatus for heating the whole premises. The lease, fixtures and furniture are also offered for sale. For further particulars apply at the Franklin Hotel, No. 17 Fulton-st., two doors from the Fulton Ferry.

BOOK BUSINESS and GOOD WILL for SALE.—The advertiser would dispose of an interest or the whole of his Book and Publishing Business, which is one of the oldest and best recall establishments in this city. To a person wishing to commence the book business, an opportunity to buy out so good and safe a business seldom offers. For further particulars address PHILOM, Post Office.

COLOR WORKS for SALE.—The Stock and Fixtures of a Color and Paint works, located in the City, well established and of good reputation, for sale reasonable for cash. Address R. B. Y., with real name, Broadway Post-Office

DRUG STORE for SALE.—Will be sold, at a fair valuation, on THURSDAY, the 27th inst., at 10 o'clock, A. M., a Drug Store doing a good prescription and retail business situated in a good thoroughfare. Sale positive; going to leave the city. For further particulars apply to B. W. RICHARDS, No. 307 Broadway.

FOR SALE.—To TIN and SHEET IRON WARE MANUFACTURERS.—The subscribers offer for sale until the 1st of May their Stamp Presses Dies Patterns, &c., for the manufacture of all kinds of Pressed Ware, together with a good run of customers and orders on hand, for the sum of $300 cash, or satisfactory note with interest.
WM. G. CREAMER & Co., New-Haven, Conn.

MILLINERY.—For sale, the Business and Goodwill of a Millinery in the City of Baltimore. The establishment is first-class, with a good set of customers, profitable, and in one of the best locations. To a person having some means and the requisite capacity, this is an excellent opportunity, the present proprietor relinquishing business only from ill-health. Apply to MARTIN & LAWSON, No. 24 John-st.

MONEY WANTED.—A Customer with $10,000 to invest in an exclusive wholesale cash business, which will be guaranteed by the proprietor to pay the interest of $50,000. Address E. L. B, Box No 1,266 N. Y. City Post Office.

ROLLING and WIRE MILLS for SALE—Within about 56 miles of New-York by railroad. Said Mills are in first rate condition, and full operation on an excellent water power, and are capable of turning out some six or eight tuns of Wire every 24 hours. Reasons for selling are, the proprietor has so much other business to attend to that he is not able to properly attend to this. There is a good demand for the product of the mills, and a handsome business can be done with moderate means. For particulars apply to JOHN BAILEY, Nos. 55 and 57 John-st., New-York.

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. It will be sold separate or together. For further information apply to D. GOULD, No. 27 Nassau-st. New-York.

TO DRUGGISTS and APOTHECARIES.—Those parties wishing to purchase Drug stores can accomplish their object by calling on HALE & Co., No 88 Nassau-st., Rooms 20, 21, 22

TO GROCERS and FEED DEALERS.—The subscriber, having other engagements, will dispose of his old stand corner Bayard and Allenby st., an excellent opportunity to secure a first-rate stand with plenty of room and every thing necessary to carry on a large business. C. V. ANDERSON.

$1,000.—BUSINESS WANTED—By an elderly Gentleman, with the above amount of cash. Something already established would be preferred. Letters, with full particulars only, addressed to "$1,000," Tribune Office, will receive prompt attention.

$100.—Any person having money to invest in large or small amounts, can obtain some very desirable information by calling on or addressing E. McMAHON, No. 82 Division-st

Summer Retreats.

BOARDING at FORT HAMILTON.—Gentlemen and their wives or single gentlemen, wishing to procure first-class Board for the season, are informed that a beautiful country residence, situated at Fort Hamilton commanding a fine view of the Bay and Narrows will be opened for boarders on the 1st of May. There is a fine stable attached to the premises. For further particulars, inquire at No 11 University-place, previous to the 1st of May, or address A. S. R., Box No 2,671 Post Office

BOARD in HOBOKEN.—For single Gentlemen—pleasant rooms furnished or unfurnished, with or without partial board. Apply at No 108 Bloomfield-st., Hoboken

COUNTRY BOARD.—No Fever and Ague or Mosquitoes.—FORT WASHINGTON PAVILION HOTEL, Sarewsbury, N. J.—This salubrious and beautifully located suburban retreat will be opened for the reception of families on May 15, and will be kept only as a first class boarding-house. For surf and still bathing, boating, fishing and romantic scenery it is unsurpassed, and is within two hours' sail of New-York by steamboat from Peck-slip; communication several times daily during the summer. Also a Cottage to let, surrounded by a hardsome grove of locust trees suitable for two families. Rent $150. For particulars apply to D. P. THOMAS, No. 118 Liberty st

COUNTRY BOARD.—Good Country Board can be obtained about twenty minutes' walk from Hoboken Ferry, to secure which immediate application must be made. Terms for Room with Board if taken immediately, $4 per week. Address FRANK D. for three days Tribune Office.

RICHMOND HILL HOTEL, Staten Island, N. Y., will open on the 1st of May. Charges, $7 a week; nurses, $5; other servants, $4; horses, $5 a week. J. P. KELLE, T. Proprietor.

SUMMER BOARDING at MORRISTOWN, N. J.—A few Families or single Gentlemen may be accommodated with Board and pleasant rooms for the summer months where every attention will be paid to their comfort, by applying soon to the proprietor, JOSEPH BEACH, Morristown, N. J., north side of the green

UNION HOUSE, opposite Union Regatta Depot, Albany st., TROY.—The House will be opened on or about the 22d day of March for the accommodation of the public. The House is new and is fitted up with all the modern improvements, and is being furnished in a superior manner. The Proprietor will be happy to see any of his former friends, also, all those of the traveling public who may favor him with a call. J. W. STEARNS, Proprietor.

WANTED—Board in the Country with access to the city morning and evening, by a single Gentleman, from the 1st of May through the summer. Address, stating terms, &c., E. G., Box No. 2,794 Post-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

A GENTLEMAN and WIFE can be accommodated with a fine large back parlor or on second floor with Board, at No 241 East Broadway. Bedrooms pantries, &c., attached. Hot, cold, and shower baths. References required and given.

A LADY and GENTLEMAN and SINGLE GENTLEMEN can be accommodated with board and rooms, at No. 112 9th-st, near Broadway.

A GENTLEMAN and LADY can obtain rooms of an unfurnished or one furnished Room, with Board, in a strictly private family in a desirable and convenient location on West 13th-st, between 6th and 7th ave. Best of references given and required. Address A. B., Post Office.

A HANDSOME PARLOR, with bed rooms attached, on the second floor; also, two rooms on the fourth, for Gentlemen, with breakfast and tea. Can be had at No. 10 Waverly-place.

A FEW GENTLEMEN can be accommodated with partial Board within a few minutes' walk of the Astor Library. Apply at No 44 Sixth-st. Terms moderate.

AT NO. 44 UNIVERSITY-PLACE, may be had a suite of Rooms in the second story, and Parlor in the first, separate or together with Board.

A VERY DESIRABLE SUITE of ROOMS for a family wishing Board, at No. 123 Bleecker-st.

BOARDING.—Two single gentlemen can be accommodated with pleasant rooms and board, at No. 184 East Broadway.

BOARD.—A very pleasant front Parlor and Bedroom, on the second floor may be obtained at Mrs AUSTIN'S, No. 78 East 14th-st., near Union-square. Also, a single Room. The house has all the modern improvements.

BOARD—A family having more room than they require would let to a Gentleman and his Wife a large Room and Pantry on second floor, unfurnished. Also, two or three single Gentlemen may obtain very desirable Rooms neatly furnished, with Board. House pleasantly located and complete with gas, baths, &c. Inquire at No. 165 East 14th-st, near 3d-av.

BOARD—One large and one small Room will be Let with partial Board in a first-class house, to be opened first of May, on Sands, near Bridge-st. Those that can appreciate a cheerful home may address B B. Brooklyn Post-Office. Reference required.

BOARD.—Desirable rooms, furnished or unfurnished, can be obtained with board, on reasonable terms at No. 3 Abingdon-square. Possession can be had before the 1st of May.

BOARD on BROOKLYN HIGHTS—Within three minutes' walk of Fulton Ferry; pleasant rooms with parlor (unfurnished) may be had at No. 8 Willow-st. suitable for gentlemen and their wives or single gentlemen. References required.

BOARDING—A suite of handsomely furnished Rooms on first floor to let, with or without private table, in a conveniently located house having the modern improvements attached. Apply at No. 145 9th-st, between Broadway and 4th-av.

BOARD—With pleasant Rooms, furnished or unfurnished, with Breakfast and Tea, and Dinner on Sundays, at No. 4 Fourth-st, convenient to stage and railroad.

BOARDING.—On and after the 1st of May, at No. 110 Le Roy-st, near Hudson, for Gentlemen and their Wives. Also, rooms now ready for a few single gentlemen. The house contains hot and cold water shower baths, &c. References required.

BOARDING.—Parlors with Bedrooms attached, suitable for Families or a Gentleman and Lady, can be obtained at No. 3 Le Roy-place, Bleecker-st.

BOARDING—At Nos. 45 and 47 East Broadway; pleasant rooms for Gentlemen and their Wives, also Rooms for single Gentlemen. Apply at No 45.

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

BOARD in BROOKLYN—Within five minutes walk from Wall-st and Atlantic Ferries. Unfurnished Rooms for a gentleman and wife, or a single gentleman in a house with modern improvements. Inquire at No. 48 Livingston-st.

BOARD in BROOKLYN.—Two single Gentlemen can be accommodated with a fine Room and partial Board in a private family by addressing H., Box No. 145 N. Y. Post-Office.

BOARD UP-TOWN—With pleasant Rooms, Parlors with bed rooms connected, or single Rooms, may be obtained for Gentlemen and their Wives, or single Gentlemen, in a desirable location at No. 211 West 30th st., between 6th and 7 h-ave. A first-class house with Baths, Gas, all the conveniences for a comfortable home.

BOARD in BROOKLYN—For an agreeable party of four or six persons only in a small private family in a good house and pleasant location, fifteen minutes' walk from Wall and Fulton Ferries, and convenient to stages. Part of the best apartment will be shared. Apply at No. 97 Willoughby-st, or at No. 69 White-st, N. Y, west office for particulars.

BOARD in SANDS-ST., BROOKLYN.—A Gentleman and his Wife, or two single Gentlemen wishing to furnish their room, can be accommodated with a spacious front room on the first floor of a house delightfully located in the above street, and contiguous to Fulton ferry. Apply until Thursday at No 81 Nassau-st., Brooklyn.

BOARDING in JERSEY CITY.—A private family have accommodations for two gentlemen, or a gentleman and his wife, without children. The location is most desirable, and but a few minutes' walk from the ferry. Apply to W. H. WYATT, No. 165 Broadway.

BOARD.—A family residing in Clinton-place, near Broadway, (No. 29) will let Rooms with Board to a Gentleman and Wife, or to a Family, or to single Gentlemen. Dinner at 6 o'clock. Best reference required and given.

BOARD.—Two Gentlemen can find a pleasant Room and partial Board, in a private family, by applying at No. 93 Franklin-st. References required.

BOARD—A Gentleman and Wife, or two Single Gentlemen, can be accommodated with Board in a private family, where they would be the only boarders. For particulars call at No. 181½ Orchard-st. References exchanged.

BOARD in BROOKLYN—Convenient to South or Wall-st Ferry; desirable location and pleasant rooms; recently furnished; suitable for a Gentleman and wife, or single Gentlemen. References exchanged. Apply at No. 202 Henry st.

BOARDING—A Gentleman and Wife can be accommodated with a large front Room and Pantry on the second floor with board, by applying at No 54 Henry st.

BOARDING in BROOKLYN—A short distance from Hamilton-av. Ferry. Two Gentlemen can be accommodated with front room and adjoining bed-room in second story, with partial Board in a family where there are no other boarders. One Gentleman and his Wife. In either case terms $12 per week. If desired, the above rooms with two additional and front basement, would be rented to a small family. Address M., Box No. 2,111 P. O. Rent $260.

BOARD—Pleasant Rooms with Board for a Gentleman and his wife, or two or three single Gentlemen, in the immediate vicinity of Washington-square, and directly between two lines of omnibuses. References exchanged. Apply at No 224 Thompson-st between Amity and Bleecker.

BOARDING—A Gentleman and his Wife or two single Gentlemen can be accommodated with Board in a private family in 19th-st., near 8th-av; front parlor and bedroom on the 2d floor, with the modern improvements, on reasonable terms. References exchanged. Apply at No 13 Wall-st., 1st floor of S. R. I.

BOARDING.—Convenient Rooms, with full or partial Board for Gentlemen and Ladies or single Gentlemen can be obtained in a house with the modern improvements, in a pleasant part of the city, where the stages pass by the door and within 300 yards of the Sixth-av. Railroad. Call at No 51 Greenwich-av.

BOARD UP-TOWN—A Gentleman and his Wife can obtain good Board and pleasant rooms, at No 35 West 22d-st., between 5th and 6th-ave. Also, room for a single Gentleman.

BOARD WANTED—By a Gentleman and his Wife, on the 1st May (partial Board for Gentleman) in a private family—situation below 24th st., or near Wall-st Ferry, Brooklyn. A sitting-room and hall bed-room required, unfurnished, as they have furniture. Terms must be moderate. Best of references given and required. Address, stating terms &c., W. E. F. Box 1,276, Post-Office.

FURNISHED ROOMS near WASHINGTON-SQUARE.—A pleasant front Parlor and Bedroom on 2d floor to let to a genteel family (no children) or one or two single gentlemen, from 1st of May. Meals furnished in their room. The house has all the modern improvements. Inquire at No. 11 St. Clements-place, in Macdougal-st between Waverly-place and 8th st. Unexceptionable references required.

FURNISHED or UNFURNISHED ROOMS, with or without partial Board may be had by applying at No 7 Bond-st., a few doors from Broadway

FURNISHED ROOMS—Without Meals, at No. 47 Walker-st. A very desirable location for gentlemen wishing to make permanent arrangements for excellent rooms

FURNITURE WANTED.—Board and Tuition of one or two young Ladies in a Seminary of standing, not far from the city, will be given in exchange for furniture. Address P. B. at this Office.

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.

FURNISHED ROOMS to LET with BOARD, at No 257 Fourth-av, four doors above 20th-st, east side. References exchanged.

FURNISHED ROOMS.—A limited number of Gentlemen can find very choice rooms, with gas, baths, &c., at No 10 Nelson-place, near Waverly, between Broadway and Washington park. Apply between 11 and 2 o'clock

ONE or TWO GENTLEMEN of steady habits may find a very pleasant front Room on the third floor, with good partial Board in a first class house with a quiet family, within five minutes' walk of Fulton and Wall-st. Ferries. Apply at No. 89 Cranberry-st Brooklyn.

PERMANENT BOARD.—A Lady and Gentleman, or a few Gentlemen, can be accommodated with pleasant rooms; also an office for Physician. Apply at No. 983 Broadway, near Union-square from 2 to 7.

ROOMS—Furnished or unfurnished, with or without board may be obtained in a first-class house, by applying at No 49 Bleecker-st., near Broadway.

ROOMS to LET, with BOARD, at No. 163 Hudson-st opposite St John's Park. Bath in the house.

TO GENTLEMEN.—Large and agreeable Rooms to let in a first class house, occupied by a private family. Apply at No 27 Bond-st, between 4 and 6 P. M

TO LET, with Board, up-town, in the vicinity of 5th and Madison ave., elegant suites of rooms separately or together (the family private) and the house an elegant brown stone. Reference required. Address N M. Union-square Post-Office, N Y.

TWO GENTLEMEN—(Non-smokers preferred)—Can be accommodated with two comfortable Rooms in a private family without children in Brooklyn, about ten minutes walk from Atlantic or Hamilton Ferry, where German and English is spoken, and where they will be the only Boarders. Apply at No. 8 Douglass-st., Brooklyn; or at Mr. CHRISTERN'S Office, No. 763 Broadway

WANTED—By two young Men, a pleasant Room, breakfast, tea and dinner on Sunday, in a private family where there are few or no other boarders. Terms moderate, and location desired near Broadway, between Spring and 4th-sts. Address R. A. B., this office.

Houses to Let.

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

BROADWAY STORE to LET.—The store No 544 Broadway, between Spring and Prince-sts. Apply on the premises.

BROADWAY STORE to LET.—The lower part of the spacious building No 29 Broadway, on the corner of Morris-st, will be altered and arranged to suit the occupier. It is in a within two minutes' walk of Wall-st and the most pleasant part of the great thoroughfare, in the immediate vicinity of Delmonico's Hotel and the various foreign and coasting steamship landings, renders it a very desirable location.
ALSO TO LET, several fine offices in suites or singly, in the same building, and in the adjoining ones on Morris-st. Apply to SPOFFORD, TILESTON & Co., No. 50 Broadway.

COTTAGES at RAVENSWOOD to LET.—Two roomy, convenient Cottages with front yards and gardens in rear, at Lower Ravenswood, within two hundred yards of Astoria steam boat landing. Stages pass the houses every half hour from Astoria to William-sburgh and Brooklyn. Apply to J. S. HARRIS near the premises, or HARRIS & Co., No. 29 Peck-slip, New-York.

COTTAGE to LET.—To let, with immediate possession, a desirable Cottage with about an acre of land, pleasantly situated on high ground within a mile of a depôt on the New-Haven Railroad, and in sight of Long Island Sound. It is only an hour's ride from the City. The house contains eight rooms besides kitchen and cellar. There is a good well of water near the door. Apply to J. B DUNHAM No 79 East 13th-st.

COUNTRY MANSION to LET.—A large House to let on the banks of the Hudson River, near the depôt, five miles north of Hyde Park. It is well arranged for a first-class Boarding-House, with all the necessary out-buildings and from five to ten acres of good meadow Land. The owner can furnish boarders to fill the house of the first class, &c. Apply to C. NAGLE, No. 140 Nassau st. N. Y.

FURNISHED HOUSE to LET.—A well-furnished five-story House, near the City Hall, between Broadway and College-place, will be leased from 1st of May. Inquire of D. S. BARNES, 161 Broadway.

HOUSE to LET in WILLIAMSBURGH.—A three-story basement brick House on Wythe-av. (continuation of 2d-st) and within three minutes' walk of Ferry; rent $325. Apply to DISBROW, No. 52 South 7th-st, Williamsburgh, or to E. B. WESTON, No. 61 Chambers-st, N. Y.

LOWER PART of a FIRST-CLASS HOUSE to LET.—Located in 29th st., near 9th-av, in a very respectable and pleasant neighborhood. The premises to be consist of first floor, and back basement, together with all of the third floor, the owner of the house occupying the second floor and front basement himself. The house is new, and will be finished and ready to occupy in two or three days. It contains all the modern improvements—Croton and bath room, and gas in every room in the house. The gas fixtures and chandeliers in the parlors are put in by the owner. Rent $800 per annum, payable quarterly in advance. None but a family who can give first class references need apply. Inquire of G. B. A., No. 20 Nassau st., front room, third floor.

LOFTS to LET—The first and second Lofts No. 33 John-st., or a part of them, for one or three years from May 1, desirable for an importer of light Goods, or other purposes. Apply to DANIEL DEVLIN, Esq., or H. V. KING, on the premises.

LOFTS with STEAM POWER to LET—On the north-west corner of 38th-st. and Broadway. Inquire on the premises

OFFICE ROOM to LET—Very conveniently situated near the Hall and suitable for real estate or law business. Apply to J. LAX, No. 13 Chambers-st.

OFFICE ROOM to LET—Suitable for Insurance and Bank Agencies. Apply to N. R. COBB & Co., 29 Wall st.

OFFICES to LET, No. 90 BEAVER-ST.—Two suites of Rooms, up the third pair of stairs with Croton water, &c. Inquire of HAYES & REDFIELD, on the first floor

PART of HOUSE to LET—Rent $175—To a gentleman and wife, or widow lady and daughter. It is very pleasantly located near the corner of Hudson and Leroy-sts; consists of second floor, (three rooms; one room in attic and part of under cellar; Croton water and water-closets on second floor. A pleasant, agreeable family required. Address F. V. S., Tribune Office.

PART of a HOUSE to RENT.—Upper part of a House in the neighborhood of 6th-av and 36th-st. The house has gas, furnace bath, water closet, &c. Possession given immediately. Good reference required. Rent $275. Address Box 1,358, N. Y. Post-Office.

ROOMS to LET—With Steam Power, 36x60, well lighted, at the corner of Greenwich and Beach-sts., expressly adapted for light mechanical purposes. Also smaller rooms. No. 386 Greenwich-st. FERRIS & FABER.

ROOMS with STEAM POWER to LET—Suitable for all kinds of Manufacturing purposes, in the six fireproof buildings Nos 211, 213 and 214 Centre-st, and Nos 122, 124 and 126 Elm-st, between Howard and Grand-sts. The rooms are well lighted and far above 20 feet to ceiling, and are plenty of water, water closets and gas pipes. Apply to W. A. ALLEN, on the premises.

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

SEVERAL OFFICES to LET at No 14 Maiden-lane, well adapted for Jewelers, Fancy Goods Dealers, &c. Immediate possession given. Apply on the premises to THOMPSON & ROESLER.

SECOND FLOOR to LET—Unfurnished, to two gentlemen, or a gentleman and wife without children; with all modern improvements in the house. Terms moderate. Apply at 9 West 18th-st.

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 ABM. BAIZ

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. GUDE, Engineer, on the premises.

STEAM POWER—With well-lighted Rooms, to Let well adapted for mechanical or manufacturing purposes, in a first-rate location for business. Apply to I. & G. G. WALKER, Nos 180 and 182 Center, corner of Hester-st.

TO ARCHITECTS, ARTISTS, ENGINEERS, COMMISSION MERCHANTS, DAGUERREOTYPISTS, DENTISTS ENGRAVERS, PIANO-FORTE MAKERS, BOOKSELLERS and STATIONERS.—Stores and Offices to Rent in Appleton's Building, Nos 346 and 348 Broadway. They are heated by steam and possess every convenience. The situation is most central, and the rooms are suitable for all kinds of business not of a manufacturing nature.

TO LET—No. 178 West 26th-st., four story, gas, baths, &c.—rent $1,200. Also, a large Store in Bleecker-st, near Caroline—rent $600. Also, No 8 Amity-place, suitable for large boarding house—rent $1,100. Also, in 9th-av, near 21st-st, a large Store suitable for a large business—rent $450. Also, corner Store and Dwelling in 4th-av, a good location—rent $350. Also, a fine House in West 15th-st, with modern improvements—rent $450. Also in West 37th-st, a neat House, gas, bath &c.—rent $450. Also, three or four Cottages in 11th-st, between 8th and 9th-ave.—rent $125. Also, a new four-story brick House in West 22d-st, with all the modern improvements—rent $750.
J. DENHAM, 5th-av, cor. 16th-st.

TO LET at CORNWALL, near the Village of CANTERBURY.—The commodious brick House, grounds and outbuildings, belonging to and now occupied by John Cromwell, the family residence of the late Oliver Cromwell. This property is three hours from the city, and a very desirable country residence. It is offered for rent for the first time, and will only be let to one who will take good care of it. The property is also offered for sale. Apply to JOHN CROMWELL on the premises immediately.

TO LET—Half of a House in South Brooklyn, near the Hamilton ay Ferry, with bath, gas range, furnace, speaking tubes and bells, in a good location. Apply to GREENOUGH & CAWLEY, No 130 Broadway.

TO LET—A two-story and basement house, No. 104 West 40th-st, near Broadway, containing nine rooms. Rent $400. Also No. 109 of same street. Inquire of J. G. HANSON, No. 149 Canal-st.

TO LET—On Rail and Stage route, East Brooklyn, Franklin-av, a two-story and attic House, folding doors, seven rooms front and rear basement, with cistern if desired. Would rent to two small families. Apply to E. V. VAN BEUREN, Myrtle and Franklin-avs.

TO LET—The spacious and newly finished Basement store No 4 Murray-st, near Broadway, with the Croton water, gas and other conveniences. The Store above to let to a telephone or Count Room, or to all trades to make this a very desirable place for a first class Restaurant. Apply to WM. THORNE, No. 129 Fulton-st.

TO LET—A pleasant and convenient Dwelling-House (suited for one or two families, or a private boarding house) situated in 40th-st, near the Crystal Palace. For particulars, apply at the fancy store, No. 456 8th-av, between 31st and 32d sts.

TO LET—To a small family, one-half of a three-story and basement House, pleasantly situated in 28th-st, near 9th-av. Croton water, bath and gas. Inquire at No. 355 8th-st, in drug-store

TO LET—Part of House No. 160 31st-st—half or less—at a moderate rent, and partially furnished, if desired. Gas, bath, &c., in the house. Apply on the premises or to C. S. BUCHANAN, or 16 Beekman-st.

TO LET in BROOKLYN—A three-story and basement 24 feet front House having double parlors, two room and hall on first floor and four rooms in each floor above. Water works throughout. Rent $450, and the house will be repainted and papered and otherwise put in thorough order. Situated on Division-st, south side, near Nevins. Apply at No. 182 Broadway, office No. 12.

TO LET—A small three-story furnished House, in the vicinity of Union-square, for six months from the 1st of May next. Apply to SIMEO & BALDWIN, No. 56 Merchants' Exchange.

TO LET—The second floor, four rooms, with use of cellar for coal and wood, situated No. 145 Franklin-st, near West Broadway. Inquire of JOSHUA SHAW, No 142 Nassau or No 243 Elm-st

TO LET—From first of May, the upper part of a House in Laurens-st, below Houston. The lower part will be occupied by a small family without children. Rent $225. Address D. N. Broadway Post-Office.

TO LET—Part of a house in Brooklyn, consisting of two parlors, living room, four bedrooms, and cellar kitchen; there are three marble mantles and grates, gas, &c. The location is very fine and healthy, only ten minutes from the City Hall. Apply on the premises, De Kalb-av, between Carlton-av and Adelphi-st, or to H. JOHNSON, at Appleton's, No. 346 Broadway. Rent only $225.

TO LET in BROOKLYN—The half of the nice two-story and attic brick House with basement and under-cellar, No. 127 Bedford-av, between Sands and Prospect-sts a few minutes distant from the Fulton Ferry. Inquire of FRANCIS BLANCHET, No 290 6th-av., before 9 A. M., or after 5 P. M.

TO LET—A richly furnished Tenament in the most pleasant part of Brooklyn for six months or a year if desired from May 1. To a careful family with no children it will be rented very low, the occupant having to go to the country. Address B., this office

TO LET—The Dwelling-House and Store, No. 100 Bleecker, possession given the 1st of May. Apply to GEO. T. COOKE, at A. T. STEWART & Co's

TO LET—Two fine Parlors, with Closets, in a House pleasantly situated. These Rooms are very desirable for one or two Gentlemen, as the family will consist of but two other persons. The Rooms will be well cared for if it is wished. There is a Bath, &c., in the House. Address box 2,613 New-York Post-Office.

TO LET.—At Carmanville, or Washington Heights, a Dwelling House, containing 11 rooms, in the best of repair, and one of the finest localities on the upper part of the Island, nine miles from the City Hall by Hudson River Railroad. Six trains each day stages every half hour. Apply to A. B. MILLS, No. 51 Courtlandt st.

TO LET on STATEN ISLAND—A pretty home with stable and five lots of ground, fruit trees, &c., seven minutes walk from Vanderbilt av. Apply to Mr. SEALE at the Journal of Commerce Office, No. 91 Wall-st

TO LET—To a small family without children, the second and part of the third floor of a genteel three-story house, situated near the 42d-st. and Fifth-avenue Union-square. House built expressly for the accommodation of two families. Parlors and kitchen on second floor with bath gas &c. For further particulars inquire of H. B. ROBERTS No. 129 Mercer-st., between 8 and 12 A. M.

TO LET—A three-story 20 foot front House, No. 71 East 16th st., furnished or unfurnished, or Furniture for Sale. Possession on Thursday next, April 27.

TO LET—Three new Houses, pleasantly located on 42d st., near 9th-av, three stories and basement, white marble mantles in parlors, basements, and second stories, and built in the best manner. Rent $320. Apply to JOHN H. LEE, No. 15 Chestnut-st, or to EDGAR T. FANNING, No. 24 Bayard-st.

TO LET—Upper Morrisania, Fairmount, to a small genteel family; a new two-story House, only four minutes walk from Upper Morrisania depôt, pleasantly situated, hot and cold water, marble mantels. Rent $300. For particulars inquire of G. W. OSLER, No 171 Center-st., Eben's organ factory, or E. BROTHERTON, Lower Morrisania, Railroad av., opposite 43d-st.

TO LET—The dwelling part of house No. 261 Greenwich-st, between Murray and Rodman, containing 13 rooms. An excellent location for a boarding house. For particulars inquire of J. GREASON, on the premises.

TO LET—A Store, and Workshop, 50 by 60 feet, with sixteen large windows in 24th-st, near 6th-av. The store with basement suitable for baker, painter or any other business. Apply on the premises, No. 118 Worcester st.

TO LET—TO YOUNG CLERKS.—Four first-class finished brick Houses three stories and basements with ranges, gas pipes and other modern improvements. Apply to A. STUR, P. VANE, No 1 Mercer-field-place, corner Division-av and 24-st. Will Homebuyers or BELL & COE, 32 John-st., New-York. The cheapest rent in the City of Brooklyn.

TO LET—No. 126 Lawrence-st., Brooklyn; a neat three-story and basement Frame House, in a beautiful location, and near a stage route. The rent will be taken in the full board of one person. References given and required. Apply at No. 27 Hicks-st., Brooklyn, between 2 and 3 o'clock.

TO LET—In Williamsburgh, in South 4th-st., between 5th and 6th, a large, entirely new, three-story Brick House finished in the best manner with brown-stone basement, marble mantles, waters gas &c. at a very moderate rent. Inquire at No. 42 South 7th-st., Williamsburgh, or of L. T. VOUST, No. 257 Broadway, New-York.

TO LET—In Morrisania, a very desirable House containing 9 rooms with Marble Mantles, Sliding Doors, half acre of Land in a high state of cultivation, a variety of choice Fruit Trees and Shrubbery. Part of the ground planted for the season. A good Well Cistern and Stable. Apply to E. S. MILLER, at the lower Morrisania Depot.

TO LET in HOBOKEN—A new first-class three-story and basement House, with the exception of one first story and one second story room which are to be reserved for a single gentleman. The house is in a first-rate location, and has all the modern improvements and will be let cheap to a good family. Inquire of C. WEHLE, No. 130 Washington-st, between 5th and 6th-sts. Hoboken.

TO LET—House No. 362 Washington-st. Rent $700. Inquire of MILLER & HAWKINS, No. 439 3d-av.

TO LET in HOBOKEN—Two of a row of six first-class three-story and basement Brick Houses, 50 feet deep, finished in a very superior and tasteful manner, with inside blinds, marble mantles and gas throughout, for genteel and commodious private residences. Inquire on the premises, Bloomfield st, at the upper house in the block above 6th-st, the ninth house above the corner, or address F. SMITH, No. 15 Laight-st., N. Y.

TO LET at FORT LEE—A two story Cottage House, having a two-story Kitchen attached, with five acres of land, containing a variety of fruit trees, grape vines, &c. The above is about five minutes' walk south of Tillou Landing, on the banks of the river. Apply to WM. DE KLYN, No. 105 Greenwich-av.

TO LET—$2,100—The elegant new five-story Edifice, No 37 East 21st-st. The building possesses great beauty of construction, and derives special consideration from being contiguous to Broadway, in the immediate proximity of Fifth-av. and Gramercy Park, and in a block of unsurpassed attraction. Apply on the premises, or address Box No 2,609 Post-Office.

TO LET—Part of a neatly furnished House, in 26th-st, near Broadway and 6th-av., consisting of four rooms and basement—a very desirable change for a good family. For particulars inquire of ROSS & ERVIN, Real Estate Agents, No. 42 5th-av.

TO BOOT and CLOTHING MAKERS, MECHANICS and GARDENERS.—Ten Cottages to Let at $7 a month. Also, 10 Cottages, each with 10 acres of excellent Land for Gardening purposes, at $10 a month, at Hyde Park Depot, directly on the Long Island Railroad, 17 miles, one hour's ride from Brooklyn. Apply at Hyde Park Depot, or at No 39 Broadway, up stairs.

TO RENT—Country Seat at Fort Washington, on Hudson River, with 6 or 40 acres. Location, improvements, trees and shrubbery unrivaled. Rent $1,200, with immediate possession. Apply to R. G. PIERCE, Pine-st corner Broadway, under Metropolitan Bank.

TO LEASE for a TERM of YEARS—The House and Lot No. 438 Broome-st, situated on the northerly side of the street, 100 feet east of Broadway. The lot is 30 feet and over, by 118 feet deep, and the house, which is built in the most substantial manner is 30 by 54 feet, and could be altered at a small expense into a spacious warehouse or manufactory, being by its proximity to Broadway admirably adapted to the former. The above property will be leased to a good tenant for a term of years. For terms apply to HOMER MORGAN, No. 3 Pine-st, or to ALEXANDER & JOB, No. 34 Exchange place. The house can be seen between 12 and 3 o'clock.

THREE FLOORS to RENT in the first class building No 664 6th-av., building 25 feet front, with water on each floor with immediate possession. Apply to R. G. PIERCE, corner Pine-st and Broadway.

TO LET—A three-story House, suitable for a small family, in Schermerhorn-st., East Brooklyn, near Parkers Stages passing within a block at all hours of the day. Apply to C. KNOX, No. 128 Fulton-st

TO LET—Two Houses in Mercer-st, near Canal, in good order, and suitable for gentlemen's lodgings. Would be rented for manufacturing purposes. Apply to GEO. PECKHAM, 107 Liberty-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—The lower part of the fashionable three-story House No 22 1st-av. Gas and Croton in

TO LET—At Stapleton, Staten Island, (between the lower Landings) being the fourth house north of the Sailors' Retreat. The two story and attic brick House (painted brown) with Furniture,