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 3 cents.
Between New-York and Providence, tariff for ten words, 30 cents. Each added word, 3 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.

WANTED—A Competitor, if the world contains one, who will confront me with a Door Lock, not exceeding twice the cost of mine, equally durable and convenient, and backed with half the premium, (\$250 50;) which I offer for picking
S. E. WOODBRIGE, Perth Amboy, N. J.

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
BULL & LEISTER, No. 171 Lewis-st.

Chances for Business Men.

A WASHING ESTABLISHMENT or LAUNDRY for SALE—That has been established upward of 25 years, and now in successful operation with work sufficient for forty hands. The Lease, Fixtures and good will be sold at a bargain to a person with sufficient capital to carry it on successfully. None need apply who have not \$600 to pay down on taking possession. Fixtures consist of a Steam Boiler (rest \$450) Steam Drying Apparatus (with nearly 1,000 feet of pipe) Hot Air Furnace, large iron Heaters, Hot Water Tank, set of Wash Tubs, with Hot and Cold Water and Waste Pipes; Steam Starch Boiler, &c., Mangle, Irons, Tables, Baskets Boxes, and every other necessary utensil for doing a large business. Also a Horse, Wagon, Sleigh, Harnesses, &c., &c. For further particulars inquire of Mr. HUNTER, No 193 West 15th st., after 5 o'clock, P. M., this week.

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 Plankroad, 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.

A RARE CHANCE.—An established Agency, by which a good per centage is made without risk, for sale. A small capital, and profits sure. The location very superior. The reason for selling will be made satisfactory.
GREENOUGH & CAWLEY, No. 159 Broadway from 11 to 3.

DRUG STORE for SALE—In one of the best locations in Brooklyn. It is fitted up in a superior manner and is doing a good business. The proprietor is obliged to leave the city on account of sickness in his family; no other reason for selling. Rent very low. None but cash customers need apply to Dr. LITTLE, No. 24 Myrtle-av., Brooklyn.

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
JOHN MILLER, No 16 Wall-st., N. Y.

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 \$800 cash, or satisfactory note with interest.
WM. G. CREAMER & Co., New-Haven, Conn.

HERE'S a CHANCE for the Merchant, Mechanic, Miller, and Lumberman.—We will offer at public auction on TUESDAY, the second day of May, 1854, the following Real Estate:
75 BUILDING LOTS,
in the Town of Port Louisa, Iowa (being the first sale) embracing the most desirable sites for Stores, Warehouses, Shops, and Dwellings, on a part of which there are already erected such buildings, which, if desired, will be sold with the Lots.
PORT LOUISA is situated in Louisa County, Iowa, on the bank of the Mississippi River; being the best Landing on the Iowa shore between Burlington and Muscatine—a distance of sixty miles—consequently commanding a large portion of the shipping and other business of the interior country and towns. A Plankroad leading from here through the center of the county is in progress, the first section in year of its date being now in use. A good merchantable produce, Pork packing, Storing, Shipping and Lumber business has been carried on here for several years past, and the rapid increase of our beautiful and fertile country demands a proportionate increase of business and capital at this point. Also a
NEW STEAM SAW MILL IN PORT LOUISA,
in good order, having Rotary and Lath Saws attached, capable of sawing twelve to fifteen hundred feet of lumber per hour, for which is ready and increasing demand.
STEAM FLOURING MILL IN THE VICINITY,
in good running order, having a good run of country custom, and prepared for doing Merchant work.
The sale to be on the premises, commencing at 12 o'clock, M., when terms will be made known.
For further particulars apply to the subscribers, residing in Port Louisa, or by mail though this office.
Port Louisa March 1, 1854. LOUKWOOD & WILLIAMSON.

PARTNER WANTED—In the Manufacturing Jewelry business. One familiar with Southern trade preferred. Address PARTNER, box 188, Tribune Office.

MILLINERY.—For sale, the Business and Good-will 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. The reason for disposing is some unwieldiness and the requisite capacity; this is an excellent opportunity, the present proprietor relinquishing business on account of ill-health. Apply to
MARTIN & LAWSON, No. 24 John-st.

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 has not time 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 SATLEY, Nos 55 and 57 John-st., New-York.

TO DRUGGISTS and APOTHECARIES.—Those parties wishing to purchase Drug Stores can accomplish their object by calling on HALE & Co., No 80 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 Mulberry-sts, an excellent opportunity to secure a first-rate stand with plenty of room and everything necessary to carry on a large business. C. V. ANDERSON.

TO WIG-MAKERS, &c.—JAMES PICKMAN, No. 1 North 8th-st Philadelphia, declining business—established 2 years, will sell the good will and fixtures of the House and Store. Price \$300. Partor all of the stock will be sold on easy terms. Rent \$350. Address, post-paid, as above.

\$5,000.—WANTED—A Partner with \$5,000 cash in an incorporated Manufacturing Company in the City of New York. Annual profits at least \$15,000. A rare opportunity to a business man. Apply at No. 8 Wall-st., room No 16 CHAS. S. BRONSON.

\$1,700 DISCOUNT on a Lot of GROVER, BAKER & Co.'s Sewing Machines appertaining to and with an assignment of contract, limiting the sale of same in Canada, will be disposed of at a discount from retail price of \$1,700. Address MAN, Box 100 Tribune Office.

Summer Retreats.

COUNTRY BOARD.—No Fever and Ague or Mosquitoes.—PORT WASHINGTON PAVILION HOTEL, Shrewsbury, 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 handsome grove of locust trees, suitable for two families. Rent \$150. For particulars apply to D. F. THOMAS, No. 118 Liberty st.

COUNTRY BOARD.—Several quiet families could be accommodated with Board on Prospect Hill Farm, Little Neck, Long Island, opposite Fort Schuyler. Good bathing, fishing &c. Communication several times a day by stage, connecting with fishing steamboat. B. H. CUTTER.

COUNTRY BOARD WANTED—In an inland, mountainous or hilly region, where good plain country fare can be had, with use of horses and carriage. Address H. K. B., Box No. 3,646.

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. KELLETT, 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 Railroad Depot, Albany st., TROY.—This House will be opened on or about the 23d 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.

BOARDING, No. 79 SANDS-ST., BROOKLYN—Rooms will be ready for occupants May 1. Application may be made immediately on the premises.

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.

HOTEL NOTICE.—CLARENDON HOUSE, corner of 28th st and 3d-av, South Brooklyn, (near Greenwood.)—This is a most desirable residence for the summer, having unrivaled accommodations for bathing, boating, fishing, and a beautiful view of Gowanus Bay and the surrounding country. The house is new and elegantly furnished. Persons engaging board are invited to call and examine the rooms. The table supplied with the best the market affords. Omnibuses pass the door every three minutes for New-York. J. QUINCY ADAMS.

A VERY DESIRABLE SUITE of ROOMS for a family wishing Board, at No. 128 Bleecker st.

A GENTLEMAN and his WIFE can obtain Board, with Front Room and Bedroom, 2d story, at No. 124 Henry-st. Also, back room and Bed-room in 3d-story.

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.

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 LARGE BACK PARLOR, furnished as a bedroom, to let to two Gentlemen, with privilege of front parlor and fine piano; also use of bath. Reference given and required. Apply at No. 3 3d-av.

BREAKFAST and LODGINGS WANTED—By two or three Gentlemen. The vicinity of Union-square preferred. Address J. C. D, box 1439 New-York Post-Office, with full particulars.

BOARD.—A very pleasant front Parlor and Bedroom, on the second floor, may be obtained at Mrs AUSTIN'S, No. 75 East 14th-st., near Union-square. Also, a single Room. The house has all the modern improvements.

BOARD—In a private family, with pleasant Rooms, furnished or unfurnished, with breakfast and tea and dinner on Sundays at No 44 6th st., convenient to stage and railroad. Terms moderate.

BOARDING.—Two single gentlemen can be accommodated with pleasant rooms and board, at No. 194 East Broadway.

BOARD.—A Gentleman and Wife can be accommodated with Board in a family where there is quiet, by applying at No. 6 East 27th-st, near 4th-av. Terms favorable.

BOARD.—A Gentleman and his Wife, or two for three single Gentlemen can obtain Rooms at No 13 Madison-av., with all the modern improvements. References exchanged. will not move on the first of May.

BOARDING—A Gentleman and his Wife or two single Gentlemen, can be accommodated with Board in a private family in 13th-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.

BOARD.—A suite of Rooms, suitable for a family, may be had at No. 111 Bleecker-st., third block west of Broadway.

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.—Two or three Rooms suitable for a family can be obtained in a House with all the modern improvements. Also, Room for a Gentleman, at No. 35 West 22d-st., between 5th and 6th-avs. Dinner 5 o'clock.

BOARD.—A large front Room on the second floor, with bedroom attached, to let with partial Board to two single Gentlemen from the 1st May, in a private family. The house is furnished with gas and bath. Apply at No. 45 East 18th-st., between Broadway and 4th av. References exchanged.

BOARDING—For Gentlemen and Merchants, with or without families, in a delightful location, one block from 5th-av., in the immediate vicinity of Washington Park, Astor Library, places of amusement and Broadway. House newly fitted, and replete with every convenience. Apartments can now be secured on advantageous terms. Apply at the house No. 11 University-place, from 2 to 6 o'clock P. M.; or on Mrs T. DWIGHT, No. 136 Broadway; or S. PLYMPTON, No 97 Wall-st. Every information will be given.

BOARDING.—To let, at No. 93 St. Marks-place, New-York furnished Room, with full or partial Board (if desired) if desired. The rooms are large, airy and newly furnished, with all the modern improvements—bath rooms, gas, and hot and cold water on every floor. Call immediately, as choice Rooms can be had, and the comforts of a home enjoyed. References exchanged.

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 3rd floors. Likewise a single room 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 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 8th and 9th-avs. A first-class house with Baths, Gas, all the conveniences for a comfortable home.

BOARDING.—Gentlemen and their Wives, or single Gentlemen, can have elegantly furnished Rooms together or with all the conveniences afforded by the modern improvements in a private Boarding house. None need apply but those who are desirous and disposed to make a home pleasant and willing to pay a reasonable price for good accommodations. Location near Union-square. Address COOK, Tribune Office.

BOARD.—A gentleman and his wife, or two single gentlemen, can be pleasantly accommodated with full or partial Board and pleasant Rooms at No 65 Morton-st. Location desirable.

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 in BROOKLYN—Convenient to South or Wall-st. Ferry; desirable location and pleasant rooms, recently furnished; suitable for a Gentleman and wife, or single Gentleman. References exchanged. Apply at No. 262 Henry st.

BOARD in BROOKLYN—A Gentleman and his Wife can be accommodated with an unfurnished Room Bedroom and closets attached in a first-class house; also, two or three single Gentlemen with furnished rooms. The house is pleasantly situated in the most convenient to either South or Wall-st. ferries. Apply at No 162 Clinton-st., Brooklyn.

BOARD in BROOKLYN—From the first of May, a suite of Rooms on first floor, unfurnished. Also a suite on second floor, to accommodate either gentleman and lady or single gentlemen. No 105 Pineapple-st near Fulton.

BOARD in BROOKLYN—One or two single Gentlemen can be accommodated with a pleasant room on the second floor, in a private family, a few minutes' walk from Fulton Ferry, by applying at No. 112 Sands-st. Terms moderate. References exchanged.

BROOKLYN HIGHTS—To Let, a Cottage, No. 82 Willow-st., corner of Clark-st, within two minutes' walk of the Wall-st. Ferry. Apply on the premises.

BOARD in SOUTH BROOKLYN.—Two Gentlemen can be accommodated with pleasant Rooms and Board at No 2 Pacific-st, between Court and Clinton sts. Location pleasant, and about five minutes' walk from the ferry; hot and cold baths, with gas in the house.

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

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. Or a 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 \$700.

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 the door and within 300 yards of the Sixth-av. Railroad. Call at No 21 Greenwich-av.

CHAMBERS-ST. BOARD.—Very desirable Rooms, suitable for families and single Gentlemen, may be obtained with board at No 165 Chambers-st. The location is pleasant and accessible, hot and cold baths in the house.

ELEGANTLY FURNISHED APARTMENTS—May be obtained with Board in a first-class house in the immediate vicinity of Union-square. The house has been newly furnished and has all the modern improvements. A few Rooms for single Gentlemen. Apply at No 1 Irving-place, corner of 15th-st.

FURNISHED ROOMS near WASHINGTON-SQUARE—A pleasant suite of Rooms on second floor, with good and tastefully furnished meals (dinner between 5 and 6 o'clock,) to let from the 1st of May, to a small family or a few gentlemen of the first respectability, who are willing to pay a liberal price for their accommodations and who can produce undoubted reference. Inquire at No 21 St Clements-place, in Macdougal-st., between Waverly-place and 5th st.

FURNISHED ROOMS to LET with BOARD, at No 297 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 path. Apply between 11 and 2 o'clock.

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—At No 47 White-st., near Broadway. These rooms comprising the entire second floor, and attic bedroom, will be rented on moderate terms to desirable persons. No meals given.

FURNISHED ROOMS to LET, with Board, in a private family, on application at No. 190 Greene-st., near Bleecker.

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

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. 93 Cranberry-st Brooklyn.

ONE or TWO GENTLEMEN can have a pleasant Room with Board, at No. 62 Hudson-st., near Chambers. No moving at May

PLEASANT APARTMENTS for Single Gentlemen can be obtained at No. 18 10th-st., between 5th and 6th-avs, from the 1st of May. The rooms will be newly furnished and provided with all the modern improvements. Breakfast and Tea if required. Full particulars can be obtained by addressing Box No 1629 Post-Office.

ROOMS to LET, with BOARD, at No. 103 Hudson-st., opposite St John's Park. Bath in the house.

ROOM WANTED—A single Gentleman wishes a Sleeping Apartment in a quiet private family, either furnished or unfurnished, in the lower part of the City. References given if required. Address Box No. 3,546, Post-Office.

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 GENTLEMEN.—Front Room on second floor, with Bedroom and Pantries adjoining, to Let, with Breakfast and Tea (Dinner on the Sabbath) at No 33 Tompkins-place, South Brooklyn. No moving.

TO LET—Furnished or otherwise, very reasonably, a large front Room in second story, adapted as a sleeping apartment for a couple of Gentlemen, or as an artist's study. Apply at No. 3 Oliver-st., near Chatham square.

TO LET, with Board, up-town, in the vicinity of 5th and Madison avs., 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.

TO LET—To Single Gentlemen, furnished Apartments on the first floor of No 155 Chambers-st.

141 NINTH-ST.—Furnished Rooms to let in suites or separately to Gentlemen only, with Breakfast if required.

Houses to Let.

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

A CHANCE for HOUSE-HUNTERS.—To let in 48th-st., between Broadway and the 6th-av, and near the Crystal Palace, a neat three story and basement private House, containing eleven rooms, with bath room, hot and cold water on every floor, &c., &c. Rent \$500. Address immediately, box No. 1,145 New-York Post-Office, or apply to A. F. BOYLE, No. 49 Dey-st.

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

APARTMENTS to LET—To a small family, the upper part of house No. 19 East 19th-st. Apply between the hours of 9 and 5. Rent \$250.

BASEMENT STORE to LET—No. 4 Murray-st. This spacious and newly finished basement, with Croton water, gas and other conveniences, can be had at a moderate rent. It is near Broadway, and the store above having been taken for one of the City Courts it would be a very desirable place for a first-class restaurant. Apply to WM. THORNE, bookseller, No. 129 Fulton-st.

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 being within two minutes' walk of Wall-st and in 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
SCOFFORD, TILESTON & Co., No. 90 Broadway.

COTTAGES at RAVENSWOOD to LET—Two rooms, convenient Cottages, with front yards and gardens in rear, at Lower Ravenswood, within two hundred yards of Astoria steamboat landing. Stages pass the houses every half hour from Astoria to Williamsburgh and Brooklyn. Apply to J. S. HARRIS near the premises, or HARRIS & Co., No. 39 Peck-slip, New-York.

COUNTRY MANSION to LET.—A large House to let on the banks of the Hudson River, near the depot, five miles north of Hyde Park. It is well arranged for a genteel 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. 146 Nassau-st. N. Y.

COUNTRY RESIDENCE to LET—For the summer or by the year, at Denville, New-Jersey, one hour from New-York. A large brick House and two acres of ground if desired; ice-house filled, all kinds of fruit and shrubbery, good fishing, milk and cream, and horse keep, if desired. Can commute for 450 per year; only 10 minutes from depôt. GREENOUGH & CRAWLEY, No. 159 Broadway from 11 to 3 P. M.

COUNTRY RESIDENCE to LET or LEASE, at Elliottville, Staten Island, about ten minutes' walk from ferry, a new first-class three-story granite House, with high basement, finished in the best manner, containing 15 rooms, with stable, well and cistern. It is surrounded by seven acres of evergreen and fruit trees, near church and school. Apply at Dr. S. M. ELLIOTT'S Office, No 458 Broadway, or at T. B. BLEEKER & Co's, No. 21 Wall-st., corner of Broad.

COUNTRY SEAT to LET near ASTORIA, L. I.—A House, Barn, and Garden well stocked with fruit. Communication by stages and steamboat. Apply to JAMES WELLING, No. 93 Pine-st., N. Y.

HOUSE to LET.—A very desirable three-story House, in a fine location, East 17 h st, between Irving place and 3d-av. Rent moderate. Inquire during this week of GEO. BUSH, No 16 Howard-st.

HOUSE to LET in the COUNTRY.—A House in a pleasant village in Westchester County, eleven miles from the City Hall; would be rented to a small family for \$200 a year, or if mutually agreeable the rent paid by the owner's hand. References exchanged. Address C. J. COUTAN, Box No. 2 949 Post-Office.

HOUSE to LET in WILLIAMSBURGH—A three-story basement brick House on Withe-av, continuation of 2d-st, and within three minutes' walk of Peck slip Ferry. Apply to DISBROW, No. 21 South 7th-st, Williamsburgh.

LOFTS with STEAM POWER to LET—On the north-west corner of 13th-st. and Broadway. Inquire on the premises.

LOFTS or OFFICES to LET—The first and second Lofts, No 83 John-st., corner of Nassau, suitable for an Importer or Manufacturer of light goods or other purposes, for one or three years. Apply to DAVID DEVLIN, Esq., or H. V. KING on the premises.

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 underground floor. Croton water and water closets on second floor. A pleasant agreeable family required. Address F., Box No. 190, Tribune Office.

ROOMS with STEAM POWER to LET—Suitable for all kinds of Manufacturing purposes, in the six fire-story buildings Nos 211, 213 and 215 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. Apply to
W. A. ALLEN, on the premises.

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 236 Greenwich-st. FERRIS & FARER.

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

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

STEAM POWER to LET—With the entire third floor (125 feet long) 33 Gold-st. Or it would be divided in two or three rooms, it being well lighted on both sides and well adapted to light manufacturing purposes. A. BARTHOLF, 33 Gold-st.

STABLE to LET—Five Stalls. Apply No. 24 Washington-square or No. 53 Courtlandt-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. 171 Lewis-st.

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

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—\$2,100—The elegant new five-story Edifice, No 32 East 21st-st. The building possesses great beauty of construction, and derives especial 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 6 9 Post-Office.

TO LEASE for a TERM of YEARS—The House and Lot No 436 Broome-st, situated on the northerly side of the street, 100 feet east of Broadway. The lot is 50 front and rear, by 118 feet deep, and the house, which is built in the most substantial manner, is 36 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 desirable tenant for a term of years. For terms apply to HOMER MORGAN, No 3 Pine-st, or to ALEXANDER MAJOR, No. 24 Exchange place. The house can be seen between 12 and 3 o'clock.

TO LET—Lecture Room at the Medical College, No 107 East 14th-st., near Broadway, for lectures, concerts or religious services. Apply to CHARLES W. TOLMAN, in the building.

TO LET—The Lower Part (except back basement and tea room) of the spacious two-story House, No 61 Orand-st. (second block west of Broadway), to a small family with or children. The family in occupancy of the upper part consists of four adults. May be seen after 10 A. M., and possession immediately. One or two attic rooms also, if required.

TO LET—In 72d-st., 2d house east of Broadway, a pleasant place, a two story double House, carriage-house, eight lots of ground, fruit &c. Two lines of stages pass. Inquire of THEODORE PALMI, northeast corner of 29th-st and 6th-av.

TO LET—A three-story brick House, situated at No. 103 Union-st, Brooklyn, near Hamil on Ferry. For particular inquire at No 49 Greenwich-av.

TO ARCHITECTS, ARTISTS ENGINEERS, COMMISSION MERCHANTS, DAGUERREOTYPISTS, DENTISTS ENGRAVERS PIANO-FORTE MAKERS, BOOK-SELLERS and STATIONERS.—Stores and Offices to Rent in Appleton's Building, Nos 348 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 at CORNWALL, near the Village of CANTERBURY—The commodious brick House, grounds and out-buildings, 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—A pleasant and convenient Dwelling-House (gutted) for one or two families or a private boarding house,) situated in 44th-st, near the Crystal Palace. For particulars, apply at the fancy store, No. 496 8th-av., between 31st and 32d-sts.

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 SEAW, No. 142 Nassau or No 265 Pearl-st.

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

TO LET—The second, third and fourth stories of the corner of Chatham and Mott-sts, over the office of the Rutgers Fire Insurance Company. They will be let together or separate. Apply at the office of the Company.

TO LET—One or two 2-story and attic Cottages and grounds on south side of 125th-st, between 5th and 6th avs. Have Croton water, water closets, convenient to railroad stores, schools, churches &c. Also, one 2-story brick House with front and six lots of ground on N. W. corner 4th-av and 126th-st. Apply immediately to E. H. BROWN, No. 71 Wall-st., from 1 to 2 P. M., or 125th-st., between 7th and 8th avs, morning and evening.

TO LET—Three new Houses, pleasantly located on 33d-st, near 8th-av, three stories and basement, white marble mantles in parlors, basements, and second stories, and built in the best manner. Rent \$225. Apply to JOHN H. LEE, No. 15 Centre-st., or to EDGAR T. FANNING, No. 24 Broad-st.

TO LET or FOR SALE—The new and fine House No 37 West 35th-st., elegantly finished; location airy and very pleasant. Also, a furnished Country House on Staten Island, in the finest location. Inquire as above, or of Dr. S. M. ELLIOTT, No. 458 Broadway.

TO LET—The corner Store, Back-room and Basement, No. 1 Perry-st. Rent \$400. Also the grocery Store corner of Hammond st. and Factory. Rent \$250. Also, the house No. 12 Hammond-st. Rent \$300. Apply to E. BLOOMER, No. 209 Broadway.

TO LET—The Upper Part of a modern built three-story House consisting of front and back Parlor and Bedroom on second floor, privilege in Bath-room, two Bedrooms in third story and back base-ment to small family. Apply on the premises, No. 280 Madison-st., near Rutgers Institute.

TO LET—The lower part of a three-story brick House, in a genteel neighborhood, consisting of three rooms on first floor, front basement, two rooms in the third story—has gas, Croton water &c.—to a small family of grown persons. Address G. N. A., Broadway Post-Office.

TO LET in WILLIAMSBURGH—From May 1, the upper part and basement of a two-story house, No. 470 Grand-st. Rent \$150.

TO LET—A three-story basement brick House, No. 359 10th st. Rent \$350. Inquire of C. & E. W. HERRING, No. 61 Wall st., or S. C. MALLORY, No. 3 Nassau-st.

TO LET—The whole upper portion of a new and elegant Store in Broadway, west side, between Canal and Lecraw-sts, consisting of four rooms, 100 by 25 with excellent front, rear and center light, and water and gas throughout, and a beautiful show window on the ground floor. Address Box No 2 946 Post-Office.

TO LET—A Store and Basement in Canal-st., near Greenwich, north side. The new ferry to be soon established at Desbrosses st. with other contemplated improvements must soon make this street second to Broadway. Inquire No 142 Mulberry st. Rent moderate.

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

TO LET—A new Cottage at Fordham-Hill, healthy and pleasant, with large garden, within five minutes walk of the Depôt—the owner wishing board for himself and wife as equal to rent during the time he might board there. For the remainder of the note of \$275 per year inquire of J. R. SAUNDERS, corner of 3d-av and 11th-st.

TO LET—Store No. 8 Park place, now occupied by us with a lease for 3 years. Possession given immediately.
LAMPORT, BLAKEMAN & LAW.

TO LET—From 1st May, the three-story and basement brick House No. 64 West 27th-st., between 6th and 7th-avs, containing all the modern improvements of gas, range, Croton, bath, water-closet, &c. Apply to BARNES & CAMP, 25 8th-av.

TO LET—A snug two-story House, No. 10 Stuyvesant-st., with attic, &c.; the lower part could be altered to a store if required. Apply to GEO. CHESTERMAN, No. 80 Nassau-st., office in second story.

TO LET—The Dwelling House No. 135 Grand-st., near Broadway.—It is a large commodious House, well adapted for a Boarding-House or a Physician, and has been for many years occupied by a Dentist. It will be rented entire, or divided to respectable tenants. Inquire of BALDWIN & RAVEN, Piano-Forte Manufactories, No. 160 Center-st.

TO LET—In Broadway, No. 551, between Spring and Prince-sts, a large Room with sky-light, fitted for a Daguerrian; several rooms and skylights for artists' studios or offices; and a large Basement consisting four rooms with cellar adjoining. Inquire on the premises, or of BARNES & CAMP, No. 436 8 av.

TO LET—The upper part and front basement of a new Cottage, on Quincy st., fourth house east of Classon-av., Brooklyn. Rent very low to a suitable tenant. Apply as above, or at No. 11 Murray-st., N. Y. C. S. SMITH.

TO LET—To a small family, one-half of a three-story and basement House, pleasantly situated in 27th-st., near 9th-av. Croton water, bath and gas. Inquire at No. 393 9th-av. in drug-store.

TO LET, from 1st of May, two or three Rooms at No. 32, Murray-st., furnished or unfurnished (without board