$500.—FOR SALE—A very profitable MANUFACTURING BUSINESS which pays 50 per cent, and the article is used by every family and sells readily for cash. This is an opportunity for a young man with a small capital, and wishing to go into a safe and profitable business seldom met with. Inquire of Mr. SMITH, on the premises, No. 73 West 4th-st., N. Y.

$500 TO $10,000.—All persons having capital to invest in sums of $25 and upward, can obtain particulars of an ESTABLISHED BUSINESS by applying to E. MAHON, No. 52 Division-st.

$1,500.—The advertiser, who has been engaged in the manufacture of an article of domestic use, required in almost every family, being about to leave the city, offers for sale, at a great sacrifice, his entire business, which includes Stock, Fixtures, a new Lathe, Machine Bench, Vices, a very valuable Lease, having three years to run, besides an Assignment of the entire Patent Right, unencumbered. Rights to States alone can be sold for enough to pay the purchase five times over. The whole will be disposed of for the above amount, a chance seldom met with to make money, as $60 per week clear profit can be made, or upward of $3,000 per year, and no competition. For particulars, inquire of HY. WOOD, No. 427 Broadway, fifth story.

Summer Retreats.

ALBERT DEGROOT will open that large and magnificent establishment known as THE HEATH HOUSE, SCHOOLEY'S MOUNTAIN MINERAL SPRINGS, on or about the 1st of June, for summer travel.

COUNTRY BOARD—No FEVER and AGUE, or MUSKETOES—PORT WASHINGTON PAVILION HOTEL, Shrewsbury, N. J.—This salubrious and beautifully located suburban retreat will be opened for the reception of families May 15, and will be kept only as a first-class house. For Surf and Still Bathing, Boating, Fishing, Gunning, and Romantic Scenery, it is unsurpassed, and is within two hours' sail of New-York by steamboat or three hours' ride of Rahway-st. Communication several times daily from the foot of Robinson-st. For particulars, apply to D. P. THOMAS, No. 118 Liberty-st., or on the premises.

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.

AT No. 1 IRVING-PLACE, corner of Fourteenth-st., SPLENDIDLY FURNISHED APARTMENTS with FULL or PARTIAL BOARD, may be obtained. Suites for Families, Permanent or Transient, and ROOMS for Single Gentlemen; location one of the finest in the city.

A NUMBER of ROOMS, furnished or unfurnished, with or without BOARD, can be obtained in the first-class house No. 49 Bleecker-st., near Broadway.

A LADY of superior education wishes to receive in her family two or three CHILDREN to BOARD and instruct in every branch that will fit them for the most refined society. Address TEACHER, Hicks-st., second door above Woodhull, South Brooklyn.

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

BOARD in WILLIAMSBURGH.—Gentlemen and their Wives, or single Gentlemen, can be accommodated with BOARD and PLEASANT ROOMS at No. 179 2d-st., Williamsburgh.

BOARD.—Single Gentlemen and Families can be accommodated with BOARD at No. 193 Prince-st. Fine rooms, with modern improvements.

BOARD in BROOKLYN.—A GENTLEMAN and his WIFE, and two SINGLE GENTLEMEN, can be accommodated with handsome Rooms, and Board, in a private family, at No. 94 Dean-st.

BOARD in a PRIVATE FAMILY for SINGLE GENTLEMEN.—Furnished Rooms on second and third floor in a first-class House, with gas, bath, &c., No. 70 West 23d-st. Reference given and required.

BOARD in BROOKLYN.—Two Gentlemen and their Wives, and two Single Gentlemen, can be accommodated with BOARD and FINE ROOMS, furnished or unfurnished, in a new house, very pleasantly located within three minutes' walk of the South Ferry. Apply at No. 240 Henry-st., Brooklyn.

BOARD in a Private Family, or to be LET without BOARD, the front and back Room on second floor, furnished, in a house which has modern improvements. Inquire at No. 60 East 27th-st.

BOARD—At No. 63 Fulton-st. Good ROOMS and BOARD for transient and permanent boarders. Also, day boarders.

BOARDING.—FURNISHED PARLOR and BEDROOM, on second floor, FRONT ROOMS, to Let, with BOARD, at No. 164 West 14th-st., for two months. Dinner at 6 P. M.

BOARD on BROOKLYN HIGHTS.—A Gentleman and his Wife, or two Gentlemen, can find handsomely FURNISHED ROOMS at No. 38 Willow-st., three minutes' walk from Wall-st. and Fulton Ferries.

BOARD in JERSEY CITY.—Good BOARD can be obtained in South 3d-st., sixth door west of Grove-st., Jersey City, about fifteen minutes' walk from the ferry.

BOARDING.—A ROOM to LET, furnished or unfurnished to two Gentlemen or a Gentleman and Lady, with BOARD, full or partial. The Room is a front one on the second floor, lit with gas, and has clothes press and pantry attached. Family small and house quiet. Apply at No. 49 Eldridge-st.

FAMILIES and SINGLE GENTLEMEN wishing to make permanent arrangement for BOARD, will find desirable ROOMS upon application at No. 3 Leroy-place, Bleecker-st., near Broadway.

FURNISHED ROOMS DOWN TOWN.—A private family desire to LET a LARGE BACK ROOM and FRONT BEDROOM, each communicating, with a PARLOR on the second floor, to two or three Gentlemen requiring pleasant and comfortable apartments. Furniture new and terms moderate. Apply at No. 321 Greenwich-st., near Duane.

FURNISHED ROOMS.—Large and airy, to LET, with PARTIAL BOARD, at No. 37 La Fayette-place, to Gentlemen only. References exchanged.

FURNISHED or UNFURNISHED ROOMS, with FULL or PARTIAL BOARD, to Gentleman and Wife or Single Gentlemen, at No. 61 Lexington-av.

FURNISHED ROOMS to LET with BOARD—To a Gentleman and his Wife, or a few Single Gentlemen, in a private family. Apply at No. 190 Greene-st.

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.

NOTICE.—Gentlemen and their Wives and single Gentlemen can have HANDSOMELY FINISHED and FURNISHED ROOMS in a new (private boarding) house, affording all the conveniences embraced by "modern improvements," by addressing MORTON, Tribune Office, when particulars will be furnished. The location is fashionable and pleasant, and near 5th-av. Shall only have first-class boarders.

PLEASANT ROOMS to LET—With PARTIAL BOARD, in a private family. Apply at No. 531 Hudson-st.

ROOMS to LET—To two or three Gentlemen; two large ROOMS on second floor, furnished as Bedroom and Parlor. No. 15 Bond-st.

ROOMS for GENTLEMEN.—Gentlemen can obtain very pleasant ROOMS at No. 18 Tenth-st., in a private family. They are well furnished, and provided with Gas, Bath, &c. BREAKFAST and TEA, if required. References exchanged.

TO VEGETARIANS.—A Gentleman and his Wife or two single Gentlemen can be accommodated with BOARD and pleasant ROOMS, at No. 19 Hicks-st., two minutes' walk from Fulton Ferry.

TO LET with BOARD, in Brooklyn, within five minutes' walk of Wall-st. and Atlantic Ferries, a ROOM on the first floor for a lady and Gentleman or two single Gentlemen. Apply at No. 48 Livingston-st., Brooklyn.

TO LET with BOARD—TWO PARLORS neatly furnished, in a pleasant location, suitable for a Gentleman and Wife or two single Gentlemen. Apply at No. 20 Allen-st. Reference exchanged.

289 BROADWAY, ROOM No. 10.—THE NEW-YORK BOARDING EXCHANGE is prepared to furnish those who have vacant ROOMS to LET, with or without BOARD, suitable TENANTS at short notice. Those in want of BOARD can be immediately suited, free of charge, by applying as above.

Houses to Let.

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

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 SPOFFORD, TILESTON & Co., No. 50 Broadway.

BROADWAY.—To LET—The desirable STORE, etc., No. 613 Broadway, lately occupied as a Furniture Showroom by Mr. Poinsot, for which it is well suited, having three large ROOMS, each 22x60, besides BASEMENT and FOURTH STORY. Would be divided if desired. Apply to JAMES PRICE, No. 200 Hudson-st.

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 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. 29 Peck-slip, New-York.

COUNTRY-HOUSE at HASTINGS, New-Jersey, near depot, with a large GARDEN. Rent $375. Inquire of W. KINDAR, Hastings, or J. & F. CAPCUTT, No. 348 Washington-st.

HOUSE to LET.—A new HOUSE in complete order, containing 17 Rooms, situated at GLEN COVE, near the water, well calculated for a large family or Boarding House; good Water in the house, and a Garden attached. Apply to BAKER & WEEKS, No. 1 Metropolitan Bank Building, cor. Pine-st. and Broadway.

LARGE CHAPEL of the UNIVERSITY.—To LET for religious services on the Sabbath, this beautiful and commodious large Chapel of the University. Inquire at the University, Washington-square.

ROOMS with STEAM-POWER to LET or LEASE, in the New-Haven and Harlem Railroad Buildings, situated on Centre, Franklin, Elm, and White-sts., varying in size from 25 by 25 to 165 by 25 feet. Apply at E. ANTHONY'S Office, room No. 41, corner of Elm and Franklin-sts.

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. 366 Greenwich-st. FERRIS & FABER.

ROOMS and OFFICES to LET, in the second and third story of APPLETON'S NEW BUILDING, corner of Leonard-st. and Broadway. Apply at D. APPLETON & Co.'s, No. 346 Broadway.

ROOMS to LET, with STEAM POWER.—Apply to DIETZ, BROS., & Co., No. 154 William-st.

STEAM POWER to LET.—The whole or a part of the TWO-STORY BRICK FACTORY, 100 feet by 50 feet, at Elizabethport, N. J. Apply to A'SM BAIZ.

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

STEAM POWER with well-lighted ROOMS to LET.—Well adapted for Mechanical or Manufacturing purposes. Apply to J. & G. H. WALKER, Nos. 180 and 182 Centre-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, running through to Walker-st. Apply to J. GUDU, Engineer, on the premises.

STORE to LEASE.—The elegant and spacious Store No. 26 Reekman-st., 185 feet in depth, and fronting also on Spruce-st., with BASEMENT, SUB-CELLAR and VAULTS, &c. Well suited for Wholesale Paper or Hardware Merchants. Apply to JAMES PRICE, No. 200 Hudson-st.

THE CHINESE ASSEMBLY ROOM, (No. 539 Broadway, between the St. Nicholas and Metropolitan Hotels) 154 feet long, 50 wide, and 26 high, newly and beautifully frescoed, can now be hired for Concerts, Lectures, Public Meetings, Exhibitions, &c., with (or without) seats for 1,200 persons, and platform. Also, smaller Rooms with accommodations for Committees, Societies, &c. Apply on the premises.

TO LET for the SEASON or YEAR, at NEW-PORT—The subscriber offers for Rent his FURNISHED HOUSE. It is the most delightfully located house on the Island of Rhode Island, and contains every convenience for a family. The furniture, plate, and complete every thing are beautifully laid out. The occupant will be, if desired, furnished from the Farm with meats, poultry, vegetables, butter, cream, milk, hay, straw and grain, and no extra charge for stable. Apply only to STOCKFORD E. TILLEY, on the premises.

TO LET, in BROOKLYN—Those four new FIVE-STORY STORES and DWELLINGS on Fulton-av., situate a short distance above the City Hall, near the junction with De Kalb-av.; finished with marble mantles, grates, &c. The dwellings can be connected together, and would form an extensive boarding-house or hotel, being on the principal thoroughfare, about 15 minutes' walk from the Montague Ferry. Omnibuses from the different ferries pass momentarily. Railroad will be in operation by the 1st of July. Apply on the premises of JONES & DAVIDSON, Real Estate Agents, or of E. MACOMBER, No. 136 Fulton-st., New-York.

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, SIX LOTS of GROUND and CARRIAGE-HOUSE, for the ensuing Summer or three years, with or without the Furniture. Inquire on the premises.

TO LET—The HOTEL and FURNITURE, No. 854 Broadway, or LOWER PART, for a STORE. The store can be 50 feet deep, if desired. Possession immediately. Inquire at No. 69 East 23d-st., before 9 A. M. or after 4 P. M. N. B.—Good situation for a CONFECTIONERY.

TO LET, in ASTORIA—A PLEASANT COTTAGE, containing NINE ROOMS, with RANGE in basement. Handsomely finished throughout, and suitable for a genteel family. Rent $200. For further particulars, inquire of WM. L. S. HARRISON, No. 81 Duane-st., or of JOHN DALE, on the premises.

TO LET—The FIRST LOFT in the fine new building No. 267 Bowery, 40 by 80 feet; the room is well furnished and suitable for Piano-Forte Show-room, Milliner, Tailor, or for any business requiring large premises with excellent light. Apply to RICHARD KIPLING, No. 32 Maiden-lane.

TO LET—The UPPER or LOWER PART of a genteel HOUSE in 26-st., near 1st-av.; six Rooms, Basement and privilege in Cellar, to a respectable American family. Apply, with reference, to WHITE & BISHOP, No. 119 Williams-st., corner of John-st.

TO LET—Two very neat and comfortable HOUSES, on the south side of 37th-st., about 100 feet east of the 8d-av. Rent $175 and $250. Also, a THREE-STORY BRICK HOUSE on 35d-st., near 8th-av. Rent $220. Apply to MACFARLAN & MERRITT, No. 49 3d-av.

TO LET—STORE and BASEMENT of No. 197 Canal-st., in a good location, suitable for about any business; also, STORE, etc., No. 20 Sullivan-st.; also, two or three BRICK WORKSHOPS for cabinet makers or others. Apply to JAMES PRICE, No. 200 Hudson-st.

TO LET or LEASE—On Broadway, corner of Howard-st., the SECOND, THIRD and FOURTH STORIES of the building No. 455 Broadway, northwest corner of Howard-st; will be altered and fitted for a store entrance, and arranged for warerooms or offices. The fourth will be made a full story and arranged with suitable skylight for a first-class Daguerreian Gallery, if desired. Also, the basement for a respectable Restaurant. Each floor 25 by 60 feet. Basement will be 25 by 75 feet. Apply at office of Broadway Insurance Company, No. 418 Broadway.

TO LEASE CHEAP in BROOKLYN for a term of years—possession 1st of June—the STORE-HOUSE and WHARF LOT adjoining the Brooklyn City Mills, near the Fulton Ferry. Apply to G. FURMAN, Jr., Executor, No. 191 Liberty-st. New-York.

TO LET.—A THREE STORY HOUSE, No. 187 East 23d-st., brown stone Basement and first story with all the modern improvements. Rent $600. Apply at MACFARLAN & MERRITT'S, No. 49 3d-av.

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—STORE No. 8 Park-place, now occupied by us, with a lease for three years. Possession given immediately. LAMPORT, BLAKEMAN & LAW.

TO LET—The LARGE HOUSE No. 100 Prince-st., west of and near Broadway. It is 30 feet in width, has Croton water and bath; gas throughout, and is in excellent order. It is an eligible location for a merchant tailor or any other light business. Possession immediately. Apply to J. W. R. BROMLEY, No. 47 Wall-st.

TO LET—The OFFICE No. 122 Nassau-st., 2d floor front, recently occupied by us. Also, OFFICES at No. 119 Nassau-st., Rooms Nos. 3 and 36, 2d floor, adjoining our office. These offices are all quite desirable ones, and are well calculated for a Publisher's or Lawyer's office. Apply to S. M. PETTENGILL & Co., No. 119 Nassau-st., Room No. 2.

TO LET for the SUMMER—A completely new furnished COTTAGE, with large Garden and Stable adjoining, at New-Brighton, Staten Island, opposite the Episcopal church, about eight minutes' walk from the first landing. For particulars, apply on the premises.

TO LET—A good, light BASEMENT and good, light ROOMS, with or without STEAM POWER, in the ROSE HILL STEAM WORKS. Apply to JOHN E. BLISS, Builder, No. 122 East 27th-st., near 3d-av.

TO LET or LEASE, in the Broadway Bank building, to approved tenants, a number of very desirable OFFICES. Apply at the Bank, No. 257 Broadway.

TO RENT—Two first-class STONE and BRICK HOUSES at NEW-BRIGHTON, Staten Island; replete with every convenience of Water Works, Bomb 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. K. HAMILTON, No. 74 Beaver-st., New-York.

RENT $150.—HOUSE to LET at FORT LEE, 200 feet in rear of the camping ground on the Palisades, three miles and a quarter walk from the new steamboat Flora, which makes in summer four trips in a day. Fare 12½ cents. Inquire of C. S. FRANCIS & Co., No. 252 Broadway.

Houses Wanted.

A SMALL HOUSE WANTED—With all the modern improvements, by a respectable family of three persons, situated in the upper part of the city. Rent not to exceed $500. References exchanged. Address M. B., No. 276 Bowery.

PART of a HOUSE WANTED—By a respectable family of six persons. West side of the city, not above 24th-st. Rent not to exceed $275. Good reference given. Address L. M. P., Tribune Office.

Real Estate for Sale.

AT PRIVATE SALE—THREE STORY BRICK HOUSE with Brown Stone Basement, No. 183 West 24th-st., between 7th and 8th-avs., on the north side of the street. Lot 21x88; House 60 feet deep; Gas, Bath, Water-Closets, Sub Cellar, &c. First story is three rooms deep. Will be sold with or without the Furniture. $6,000 on Bond and Mortgage. For particulars apply to COLE & CHILTON, No. 18 Nassau-st.

AT PRIVATE SALE—A BEAUTIFUL LITTLE PLACE in Huntington, Long Island, at the corner of Main and New-sts., in the very center of the village. The ground is well laid out and contains a variety of choice Fruit and Shade Trees, Apple, Cherry, Pear, Peach, &c.; a large Grape Vine with Arbor, &c.; 132 feet in front and 210 feet deep. House 24 by 28 feet, 2½ stories high, with kitchen attached 16 by 20 feet, has been built about nine years, and now in thorough repair, with good fences. Fruit all young and in bearing order. Apply to COLE & CHILTON, No. 18 Nassau-st.

CLARENCEVILLE LOTS FROM $100 to $200.—The subscriber is now offering these beautiful and desirable LOTS for sale on very easy terms, in payments of from $5 to $10 per month. CLARENCEVILLE is undoubtedly the handsomest suburban village of New-York, and needs but to be seen to be appreciated. For its beauty of location and scenery, healthiness, and the purity of its water, it has no rival. It is situated on the Long Island Railroad and Jamaica Plank Road, five miles from Brooklyn, and can be reached at all hours of the day in half an hour. It is adjacent to Churches and School Houses and vast improvements are now going on there. The streets are from 60 to 120 feet wide, are all graded and planted on both sides with beautiful ornamental Trees. To the Merchant, Trader or Mechanic, it offers inducements for a healthy and beautiful residence, superior to any ever offered in this or any other market. Apply to J. PECARE, No. 145 Hester-st., from 7 to 10 o'clock.

Free excursions to view the property every THURSDAY at 12 M., and Tickets can be had by applying at the office.

DESIRABLE BROOKLYN PROPERTY.—For SALE, the THREE-STORY FRAME DWELLING HOUSE No. 251 Gold-st., between Johnson-st. and Myrtle-av., containing two Basements, two Parlors, two Rooms on second, and five in the third floor, and an open Attic. There is also a rear building that can be altered to a dwelling. Part of the purchase money may remain on bond and mortgage, if required. Apply at LESLIE'S Real Estate and Insurance Office, No. 2 Tillary-st., Brooklyn.

DWELLING, TANNERY, BARK, PLASTER, FLOUR MILL, &c., for SALE LOW—In consequence of the death of the late owner, located at Mine Brook, Somerset Co., N. J. Buildings all in good order. FIVE ACRES CHOICE LAND. Any one wishing to engage in the Tanning business, a favorable opportunity now offers. All kinds of Bark can be procured at low prices. Price $4,000. One-half the purchase money can remain for a term of years on bond and mortgage at 6 per cent. For particulars apply to GEORGE C. SMALLEY, No. 63 Wall-st., New-York.

ALSO—A FARM, 35 ACRES, adjoining the above, with DWELLING and other OUT BUILDINGS, FRUIT TREES, well WATERED, on which is a WATER-POWER. Price $3,500. Half the amount can remain on bond and mortgage at 6 per cent. Apply to GEO. C. SMALLEY, 63 Wall-st., New-York.

FARM for SALE on LONG ISLAND—38 miles from New-York, 1½ from steamboat landing; 92 acres choice Land, neat Buildings, Wood, Water and an abundance of Fruit. Price $4,000. Terms easy. E. U. BUNCE, No. 217 Broadway, room No. 3.

FOR SALE—A beautiful FARM, containing about 90 acres of choice smooth Land, situated in the Town of Rye, on the Post road leading from Mamaroneck to Rye, Westchester County, and about equal distance from either depot. On the Farm there is a large, handsome and substantial House, with numerous out-buildings, such as Coach-House, Barn, Poultry yard, &c.; on the Farm there is also an abundance of choice Fruit Trees, Shrubery, &c. This desirable property is in the immediate vicinity of the handsome country residences of Mr. Jay, Mr. Talbot, and Mr. Chapman, and could be easily divided into numerous Cottage or Villa sites, so that the situation of each could not be surpassed for beauty by any in the vicinity. For price, terms, and further particulars apply to ANTHONY J. BLEECKER, No. 7 Broad-st., N. Y.

FOR SALE—Two beautiful COTTAGES and PLOTS of GROUND, situated at Yonkers, Westchester County, N. Y., on the Turnpike Road leading from Yonkers to Tarrytown Landing. The Cottages are very handsome, being two-story and basement, with a verandah on three sides. The Plots of Ground are 100 feet by 200 feet in depth, all well fenced and in complete order. The whole having a delightful view of the Hudson River, Croton Point, Staten Island and surrounding country. This property is opposite the residence of Mr. Jennings and in the vicinity of fine improvements; and about one-half the purchase money can remain on bond and mortgage. For price and further particulars apply to ANTHONY J. BLEECKER, No. 7 Broad-st.

FOR SALE—A beautiful ITALIAN VILLA, situated on Buena Vista-av., Yonkers, about two minutes' walk from the railroad depot and steamboat landing. It is substantially built and contains ten rooms, with tile piazza round. The ground is tastefully laid out as an ornamental and kitchen garden with choice shrubbery and young fruit trees in bearing condition. On the premises are an excellent barn, carriage-house and stable, with other outhouses. A full supply of pure water is introduced by pipes into the house. It is filled with new and fashionable Furniture, Mattresses, China, Glass and Kitchen Furniture, presenting an unusual opportunity for those desirous of commencing housekeeping. All of these articles are in excellent condition, and may be included or not at the option of the purchaser. Apply to Dr. JAS. R. CHILTON, No. 80 Prince-st., corner of Mercer.

FARM for SALE.—FIFTY-SIX ACRES beautifully located, seven miles from PLAINFIELD, New-Jersey, and thirty miles from New-York; in a high state of cultivation, well watered, with an abundance of Fruit Trees; Dwelling, two-story, Out-buildings all in good order, and nearly new. Price, $6,000; half purchase money can remain on Bond and Mortgage for a term of years at six per cent. STOCK and FARMING UTENSILS will be sold with the Farm if desired. Apply to GEO. C. SMALLEY, No. 63 Wall-st., New-York.

FOR SALE.—A COUNTRY RESIDENCE at BLACKROCK, Conn., on Long Island Sound. The House is TWO STORIES, in good order, with large Hall, Parlors, Sleeping-Rooms and Kitchen on first floor. The land comprises about two acres, running from the road to the water, with new sea-wall. Good Barn, Wood-House, &c., &c. An excellent Well of water on the back piazza. The location possesses every desirable requisite—good School, good neighborhood and healthy. For fishing and bathing it cannot be surpassed. In order to close an estate it will be sold low. Apply to J. W. HOLBERTON, No. 43 Maiden-lane, or on the premises.

FOR SALE.—A beautiful COUNTRY RESIDENCE, situated at RYE NECK, Westchester Co., can be had at a bargain, or would EXCHANGE for FURNITURE. Apply to WHITE, No. 183 Elm-st.

FOR SALE.—Clifton, Staten Island. The most advantageously situated BUILDING LOTS at CLIFTON, near the harrows, being on the tract of W. W. Van Wagenen, Esq. This is believed to be the most attractive property in the vicinity of the city. Apply to M. O'CONNOR, No. 13 Reade-st., N. Y., or Clifton.

FOR SALE—A HOUSE and LOT, No. 232 3d-av., (west side,) between 20th and 21st-sts. The house is four stories high, and has a good Basement running under the whole house. There is also a small two-story BRICK BUILDING on the rear, connected with it. The Gramercy-park Hotel is directly on the rear, which is calculated to benefit this property. There is a good and rapidly increasing trade done on this avenue, which in a few years will probably make it the best retail street in the city. Price $15,000; $9,000 can remain on it at 7 per cent. Apply to Dr. E. M. GUION, No. 137 Bowery, corner of Grand-st.

FOR SALE or to LET—A COUNTRY SEAT on the White Plains Road, 11 miles from New-Rochelle depot on New-Haven Railroad, containing 7½ acres of Land, with a fine new House having fourteen rooms, [illegible] Stable, and Fruit and Flower Gardens in perfect order. Possession immediately. Inquire at No. 69 East 23d-st., before 9 A. M. or after 4 P. M. Would be exchanged for city property.

FOR SALE or EXCHANGE for IMPROVED CITY PROPERTY—Near Elizabethtown, N. J., on the old road to Newark, adjoining the seat of R. T. Halsted, Esq., five acres of LAND, upon which there is a stylish two-story and a-half COTTAGE HOUSE, containing of twelve rooms, one of which is a bath-room. Fine Soft Water from a Well has been introduced into the kitchen; which is also furnished with one of Burdsal's Ranges, with forty-gallon boiler. There is also a fine BARN, with CARRIAGE and WAGON-HOUSE attached; an ice-house, hoods, a Chicken-yard, Wood-house, Cow-house, Cribs, &c., &c. The situation is perfectly healthy, and the neighborhood unexceptionable. Apply on the premises, or to W. R. POWELL, No. 42 John-st., New-York.

FOR SALE—The neat THREE-STORY BRICK HOUSE, with two-story Tea Room, No. 115 Duffield-st., BROOKLYN, (lot 21 by 100 feet,) in a very good neighborhood and only one mile from the ferries and close to the stage routes. Price $4,800. Apply to CHARLES JENKINS, No. 22 Frankfort-st., N. Y.

FOR SALE—Within fifteen minutes' walk of Greenwich Station, New-Haven Railroad, TWO COTTAGE DWELLINGS with GARDEN-PLATS. Price $2,800 and $3,000. Possession the 1st of June next. Apply to B. PECK, Jr., near the premises.

FOR SALE—A SMALL FARM or COUNTRY SEAT, situated on the Delaware River, at Burlington, N. J., contains 20 acres, excellent Buildings, Fruit in abundance. It is in perfect order and one of the prettiest places on the river, and has communication with Philadelphia by ferries and steamboat almost every hour. The purchase money can remain. Apply to J. A. PEASE, Burlington, N. J.

FOR SALE or EXCHANGE for IMPROVED CITY PROPERTY—FOUR LOTS on the north west corner of 6th-av. and 42d-st. Inquire of RICHARD SCOTT, No. 126 Allen-st.

FOR SALE—A very substantial TWO-STORY BRICK HOUSE and about SIX LOTS of GROUND at Castleton, Staten Island, about a quarter of a mile from the Steamboat Landing. Apply to A. J. BLEECKER, No. 7 Broad-st.

FOR SALE or TO LET—A FACTORY near Jersey City, on the New-York Bay. Said Factory consists of two large buildings, stone cellar, a pier and several acres of land. 1st, A frame building 175 feet by 50, stone cellar 184 by 48. 2d, Stone building 100 feet by 38. For further particulars apply to J. C., Post Office, New-York, box No. 5,452.

FOR SALE—TWENTY-TWO ACRES of LAND, beautifully situated near, and in full view of the East-River with a quarter of a mile of Port Morris' Landing, about fifty rods from Port Morris Railroad Depot, and about nine miles from the City Hall. This would make a desirable location for Gentleman's residence. Price, $1,000 per acre. Apply to D. B. WINTON, No. 5 Tryon-Row, opposite the City Hall.

FOR SALE—FIFTY VERY DESIRABLE BUILDING LOTS in East-Morrisania, ranging in size from one-eighth of an acre, to two acres, will be sold cheap: Terms of pay favorable. Apply to D. B. WINTON, 5 Tryon-Row, opposite the City Hall.

FOR SALE—FOUR VALUABLE LOTS, Situated near the High Bridge, on the east side of the Harlem River; said Lots range in size from one acre to eight acres, each Lot having a portion of Water-Front; Terms favorable. Apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall.

FOR SALE—SIXTY BUILDING LOTS, well Located in East-Chester village, having a view of the Sound, will be sold cheap on Liberal Terms. Apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall, or to ANDREW GEORGE, near the premises.

FOR SALE or to LET—In NEW-BRUNSWICK, N. J., a large elegant and commodious DWELLING-HOUSE, with convenient Out-buildings, a Garden well stocked with Fruit Trees, and 20 acres Cultivated Land. The house is pleasantly situated fronting the Raritan River, about 1½ miles from the railroad station, and will be sold on favorable terms. For further particulars apply to R. H. HUNTER, No. 175 Fourth-st.

Beautiful FARM and BUILDING SITE for SALE in NEW-BRUNSWICK, N. J.—From 100 to 150 acres of Land, affording one of the best locations for a dwelling house around the city. The land is in excellent order, part wood, and part now cultivated by the owner. For a country residence the situation is one of the most desirable, healthy and pleasant, and is one of convenient access to New-York. Apply as above.

HOUSE and GROUNDS.—I want to sell the DWELLING and LAND, (about 10 acres), on the Hudson River and Railroad, two miles below Garrisons, in Putnam County, lately occupied by Watson G. Haynes. The HOUSE is untenanted and out of repair, the GROUNDS badly gullied and washed by the late flood. The whole will be sold for less than the House cost. Price $7,500, with a discount for all cash. Please look at the place, and then address H. GREELEY, Tribune Office.

HUDSON-PARK, 40 minutes from the City, comprises 100 acres, beautifully situated, but a mile above H. R. R. Station at Spuytenduyil Creek. Some of the sites on this property afford extensive and picturesque views, unsurpassed by any on the Hudson River. The property is offered in lots from half an acre to 10 acres. It is interested by broad avenues, rendering every part easy of access. Restrictions to prevent nuisances to be enforced by the proprietors, are inserted in all conveyances of this property. As a convenient and desirable location for gentlemen's residences, it is considered superior to any other in the vicinity of the city that is now offered for sale. Fifty per cent. of the purchase money can remain on bond and mortgage at 6 per cent. for a term of years. Good from the Point can be reached in half an hour, through this property to Yonkers, and extensive improvements upon the same and in the neighborhood are in progress. For maps and further information, apply to D. B. WINTON, No. 5 Tryon-row, opposite the City Hall.

LOTS for SALE—At the Beautiful Village of GOODWATER, on the Long Island Railroad, 54 miles from Williamsburgh ferries; 7 miles from South Ferry, Brooklyn. There is a Railroad Station at the location, which is reached in half an hour. Twelve trains pass daily, and the express from Greenport to the City Hall goes down to within a few minutes' walk of this place. It is high, dry, and very healthy. The neighborhood is first class. This property, now offered at Low Prices and Easy Terms, is fast rising in value. It combines many advantages which commend it to the notice of Respectable Families, and of Gentlemen doing business in New-York. *No money required from purchasers who will improve.* Apply to J. PICKERSGILL or WM. PHILLIPS, No. 1 Broad-st., New-York.

MYERS'* ADDITION to the VILLAGE of NEWTOWN.—Three Hundred Lots in this beautiful place will be sold for the low sum of $25 to $150 per lot, on easy terms of payment. Newtown is one of the largest and most flourishing villages within the vicinity of the city, and is easily accessed from New-York and Flushing Railroad, four miles from the river. These Lots are on high table land, with a perfect natural grade, being one of the most beautiful building spots on the island; and the value will be enhanced from 100 to 200 per cent. upon completion of the railroad in July next. For full particulars inquire at the Real Estate Office of JOHN B. MYERS, No. 195 Broadway.

PRIVATE SALE.—A very pretty HOUSE and about ONE ACRE of GROUND, with BARN and CARRIAGE HOUSE, situated at TOMPKINSVILLE, New-York Landing at Owen's Bay, and on the stage route to Hicksville Depot, from whence the cars leave several times a day for New-York. The size of one-story, attic and basement, 24 by 26, with wing 20 by 18; the garden is beautifully laid out with shrubbery and fruit trees. Also, a FARM of 125 acres, with good buildings, an excellent apple orchard and other fruit trees, 1½ miles from the Depot. Apply on the premises, or the Gun Wood exemplest landing. Said Farm is in first-rate order in every particular. For Further particulars, apply to BAKER & WEEKS, Auctioneers, No. 1 Metropolitan Bank building, corner of Pine-st. and Broadway.

TO PHYSICIANS and DENTISTS.—The subscriber has for sale, furnished or unfurnished, an elegant NEW CORNER HOUSE, in a fine neighborhood, well adapted for the residence of a professional man. WARD McLEAN, No. 9 Trinity Building.

THE EAST NEW-YORK and UNIONVILLE COMPANY—(C. R. MILLER, General Agent, No. 195 Broadway)—Are selling LOTS on easy terms of payment, and loan money for building. East New-York adjoins the City of Brooklyn, and is most beautifully located. It has schools, churches, stores, &c.; is growing rapidly, and is so easy and cheap of access as both st., Omnibus Lines run to East New-York from Peck-slip and Fulton Ferries, and Railroad from South Ferry. As soon as the Avenue Railroads, now in progress of construction, can be built, there will be a great concentration of these thoroughfares at East New-York.

VACANT LOTS for SALE.—TWO LOTS on the south-east corner of 26-av. and 110th-st., each Lot 25x100 feet. TWO LOTS on the south-east corner of 26-av. and 114th-st., each Lot 25x113 feet. ONE LOT on south side of 114th-st., near 26-av., adjoining the above, 25 feet x 100 feet 3 inches. TWO LOTS on 26-av., between 14th and 15th-sts., each Lot 25x113 feet. FOUR LOTS on the south-east corner of 26-av. and 21st-st., corner Lot 25x90 feet, other three 25x90 feet each. TEN LOTS on north side of 20th-st., between 1st and 2d-avs., each Lot 25x90 feet. FOUR LOTS on northwest corner of 26-av. and 49th-st., each Lot 25x90 feet. TEN LOTS on north side of 100th-st., and TEN LOTS on south side of 101st-st., in rear of above, between 4th and 5th-avs., each Lot 25 feet by half the block. All of the above LOTS will be sold low, and terms easy. Apply to CHRYSTIE & NEILSON, No. 16 Exchange-place.

VALUABLE REAL ESTATE for SALE.—SIX LOTS on 1st-av., between 23d and 24th-st. Inquire at the office of the Empire Iron Works, foot of East 23d-st. SLOAN & LEGGETT.

YONKERS PROPERTY for SALE or EXCHANGE for a GENTEEL HOUSE in the CITY or BROOKLYN.—One modern built Cottage House and Lot—Lot 90 feet front by 270 deep. Also, several Building Lots situated on Broadway, nearly adjoining the Seminary, and commanding a view of the River for miles. Apply to J. A. PEASE, Bixby's Hotel, cor. Park-place and Broadway, between 12 and 3 o'clock.

$125—OAKLAND VILLAGE LOTS.—Choice BUILDING SITES in the beautiful village of Oakland, a short distance from Fulton Ferry, and adjoining Brooklyn on the Southeast. Lots 25x100 feet, $125 to $200 per lot. Terms cash half cash and balance on mortgage. 250 lots only for sale, as the balance are sold to New-York merchants, who contemplate erecting elegant mansions for