WANTED—A situation by a respectable young Man to TAKE CARE OF HORSES, or DRIVE a CART, who truly understands it in all its branches. Has no objection to make himself useful in a Store, or to go a short distance in the country. Has good city reference. Can be seen for two days, if not engaged. Call at No. 220½ Broome-st., rear house, first floor.

WANTED—A LADY to teach French and Music in a small school for young ladies near the city. Apply at No. 190 West 24th-st., between the hours of 9 A. M. and 1 P. M.

WANTED—In a retail Grocery Store, a young Man to take charge of a SET of BOOKS; one that has been accustomed to the pass book system. Inquire at No. 494 4th-av., cor. 29th-st.

WANTED—In a FANCY STORE, No. 25 Catharine-st. a young Lady as SALESWOMAN; one who has some experience preferred. Answers received from Saturday till Tuesday. Reference required.

WANTED—An active, capable Girl, as WAITRESS and CHAMBERMAID, at No. 42 East 24th-st. Inquire between 9 o'clock and 12. A Protestant preferred.

WATCHMAKER WANTED.—A good workman for a pleasant city in the interior of this State. An American preferred. Apply to READ, TAYLOR & Co., No. 9 Maiden-lane.

WANTED—A MAN who thoroughly understands DAGUERREOTYPE CASE MAKING and is capable of taking charge of an establishment. Address THOS. T. MAHAN, Irving House, Broadway, with reference.

WANTED—A situation to TAKE CARE of HORSES, and is willing to DRIVE HORSE and WAGON. Is a steady, sober young Man. Address R. C., Tribune Office, this day.

WANTED—A Woman who is a good COOK, WASHER and IRONER, and can do HOUSEWORK. To such a one a good home and good wages will be given. Inquire at No. 115 Clinton-st., New-York. One also wanted at No. 115 Hester-st., N. Y.

WANTED—ENTERPRISING YOUNG MEN to solicit orders for a new and popular Publication (4,000 copies sold in Philadelphia in one week.) A liberal commission allowed. Apply to J. S. SINGLETON, between 9 and 11 A. M. Harmony Hall, No. 17 Centre-st.

WANTED.—I will send, on receipt of $2, (post-paid,) PRINTED INFORMATION that any person can obtain a desirable situation and make money. Address S. B., Brooklyn Post-Office.

WANTED—A situation as COACHMAN, by a Man who thoroughly understands his business. Can get the best of city reference from his last employer where he has lived for five years. Call or address by post, COACHMAN, No. 19 Great Jones-st.

WANTED as ASSISTANT TEACHER in a Young Ladies' School in the city, a LADY well qualified to give instruction in the English branches, particularly Mathematics. A resident of the city preferred. Address, with reference, Box No. 3,041, Post-Office.

WANTED—STATE AGENTS for OTIS'S IMPROVED PATENT LIGHTNING RODS, with right to manufacture—a lucrative business, requiring moderate capital. Proprietors, LYON MANUFACTURING Co., No. 343 Broadway.

WANTED—Ten good SALESMEN to sell articles wanted in every family, can make 3 to 5 dollars per day. Also, one to Drive a Horse and Wagon. Call or address No. 317 Bowery.

WANTED—By the subscribers at Dundas, C. W., MILLWRIGHTS, ENGINEERS and BLACKSMITHS. JOHN GARTSHORE & Co.

WANTED—At No. 394 Broadway (basement), Teachers, Salesmen, Clerks, Porters, Coachman, Barkeepers, Waiters, Ostlers, Men on Steamers and Railroads, and Boys for Trades. Also, Cooks, Chambermaids, and Scrubbing Girls. Charges are moderate. DREYER & KAUFMAN, Agents.

WANTED—To assist in the kitchen of an institution near New-York, a neat, active, intelligent, good-tempered WOMAN, of unexceptionable character, who thoroughly understands all kinds of plain cooking. Such a Woman can find a desirable situation with good wages by applying to Mrs. BLACK, No. 28 Carlton-av., Brooklyn. Satisfactory references required.

Lost and Found.

$100 REWARD.—Lost this morning, Oct. 2, between the hours of 11 and 1 o'clock, in going from Exchange place, through William-st., to Wall-st., the DIAMOND belonging to a Mourning Ring, set in black enamel Gold, and held by four claws. The finder will receive the above reward on returning it to No. 141 Broadway.

$25 REWARD.—LOST, on Wednesday, the 4th inst., between the hours of 10 and 12 o'clock, in going from the corner of 3d-av. and 14th-st. through Astor-place to Broadway, and through Broadway to Chambers-st. to the office of Repairs and Supplies in the Park, a GOLD FOB-CHAIN, with Key and Ring and Masonic Emblems attached, containing a Miniature. The owner's name is on the same. The finder will receive the above reward and the thanks of the owner by leaving the same at No. 389 2d-av., or at C. BEATTY'S, No. 75 3d-av. N. B.—Pawnbrokers are requested to stop the same if offered. J. V. SNEDIKER, 389 2d-av.

Horses, Carriages, &c.

FOR SALE—Thirteen pair of the largest and best three-year-old brown MULES ever seen together for the number; can be seen at the Bull's Head Stables, No. 71 East 24th-st., and on the ground at the Fair; which will all be warranted sound and kind in harness. A. S. CHAMBERLIN, Bull's Head Stables, No. 71 East 24th-st.

MESSRS. MOTT & Co., so well and favorably known for many years as CARRIAGE MANUFACTURERS at Bridgeport, Conn., keep constantly at their emporium, at No. 650 Broadway, a large assortment of rich and select CARRIAGES of the LATEST STYLES and PATTERNS, which they offer to the public on as favorable terms as any other house in the city.

To Farmers and Others.

AYRSHIRE CATTLE.—The subscriber will sell a few AYRSHIRES of various ages, at far less than the price of importation, and warranted unsurpassed either here or in Ayrshire. GEO. SHEA, No. 167 Broadway, second story.

To Whom it May Concern.

A THOROUGH, JUDICIOUS and SAFE SYSTEM of ADVERTISING, may be adopted at the Agency of VOLNEY B. PALMER, Tribune Buildings, New-York.

I. Thorough because his Agency embraces most of the best and most widely circulating journals of all the cities and principal towns in America, systematically arranged and carefully filed for the convenient examination of advertisers, affording a choice selection of any desirable number of papers in all available sections of the country.

II. Judicious, because his practical experience and observation qualify him to communicate valuable, reliable information and important facts in regard to the principle of advertising, its practical operation, the trade of the several districts of the country, the character, circulation and comparative merits of the various papers, their suitableness and adaptation to the furtherance of different business pursuits, and the seasons best suited to advertisers for acquiring publicity.

III. Safe, because he is the appointed agent of most of the best papers of the whole country and authorized by the proprietors to make contracts and give receipts for subscription and advertisements.

CITIZENS interested in RAILROADS and LOCOMOTIVES are invited to call at No. 5-6 Stanton-st., near Lewis-st., from 9 to 12 A. M. and see in operation a STEAM-ENGINE with puppet valves, worked by the direct action of steam. The valves are opened and closed within 1-60th part of the length of stroke next each end of the cylinder without striking or concussion, or reaching the limit of easy and rapid working, and the steam can be "cut off" for expansion, or the motion of the Engine checked and reversed in as short time with equal facility and safety.

NOTICE to MINING OPERATORS—The advertiser, GEOLOGIST, PRACTICAL MINER, and DISCOVERER of Three Fixed Laws to the Geological Forces or Dynamics of Mineral Beds. These Laws were published in a Report on the Geology of the Western Lead Fields, in the February number of the Mining Magazine, 1854. The same Laws apply to deposits of Coal, Iron, Lead, Copper and other Minerals in Stratified Rocks; and a knowledge of them is indispensable in judging of the value of a mineral district. The Advertiser will attend to the Survey of Mines and Mineral Prospects, and Report on them with Plans of Working, &c. Address J. V. PHILLIPS, Princeton, N. J.

OFFICE for PATENTS, No. 5 Wall-st., New-York.—Agencies in London, Paris, Brussels, Vienna, etc. Specifications and Drawings for Applications, Surrenders for Reissue of Defective Patents, Reconsiderations of Rejected Cases, Interferences and Appeals, are prepared and conducted, and Counsel given on all legal and scientific points connected with Patent Matters.

GREAT BRITAIN.—Provisional Protections, Registrations, Prolongations and the Great Seal, are procured. Caveats and Oppositions entered and conducted. Assignments and Licenses prepared, stamped and registered in London.

FRENCH, GERMAN, and other Continental Patents are obtained, and Assignments prepared, stamped and registered in the appropriate offices of record.

Specifications, the most important part of an application, especially in Europe, where the Patent is taken without official examination into its validity, are in no case entrusted to employés, as is the practice in some establishments.

In regard to Foreign Applications, the undersigned feels at liberty to remark, that, as a result of the many years he has conducted this business, and the perfection of his arrangements abroad, he has taken there, during that time, a majority of all the Patents, both in numbers and importance, emanating from this country, as also in the United States a majority of all the Patents issued to foreigners, while, as an evidence of their legal strength and validity, not one has failed of being sustained when before the Courts. JOSEPH P. PIRSSON.

THE CHAMPION LOCKS of the WORLD are only stripings in cost, ($6 to $9, or if made gunpowder-proof $10, and less at wholesale.) The test they have endured is unparalleled. The greatest lockpickers in the world, stimulated by the offer of a large premium, for several years have sought in vain for a clew to pick them. They not only bid defiance to all lockpicks, but the offer of TWO THOUSAND DOLLARS for picking is continued to October, 1855, with ample guaranty. The world is challenged for a competitor—to produce a lock of equal value for five times its cost, whether it is used for the specie vault, night-latch or desk.

S. E. WOODBRIDGE, Perth Amboy, N. J.

Chances for Business Men.

A RARE CHANCE.—PARTNER WANTED for one-half of a Manufacturing business already established, with plenty of orders on hand. Capital required, from $4,000 to $5,000. Apply immediately at No. 638 Broadway, where all particulars will be given.

BUSINESS for SALE or LEASE—A BRUSH FACTORY in this city with Tools and Machinery adapted to steam power, in good running order, will be sold low, or leased on good security. Brushes can be made to pay a profit of 40 to 50 per cent. For particulars inquire at No. 120 Maiden-lane.

FOR SALE—In one of the best locations in Williamsburgh, the HORSE WAGON, FIXTURES, &c. of a Grocery. A small capital is required to do a good business. Inquire at No. 40 South 9th-st., Williamsburgh.

CRYSTAL PALACE.—For SALE—The Exhibition Building in New-York, known as the CRYSTAL PALACE, together with all the properties connected therewith, belonging to THE ASSOCIATION FOR THE EXHIBITION OF THE INDUSTRY OF ALL NATIONS.

PROPOSALS will be received for this property in whole or in part, as comprised in the following parcels:

1. THE EXHIBITION BUILDING AND ITS PERMANENT FIXTURES.

This Building is constructed of Iron and Glass, the ground plan and lower floor are in the form of an octagon, surrounded by galleries in the form of a Greek Cross, with a dome over the intersection.

The extreme length and breadth of the Building are 365 feet. Hight of dome to top of lantern, 148 feet; area of the lower floor, 111,000 square feet; area of the galleries, 62,000 square feet; whole area, 173,000 square feet—equal to four acres.

2. THE MACHINERY ARCADE AND PICTURE GALLERY.

This Building conjoins the main Building, is 456 feet in length, and of an average width upon the ground floor of 52 feet; it is 24 feet in hight, and has an area of 23,400 square feet. The Picture Gallery above this, is 21 feet in width by 21 feet in hight, over which is a skylight extending the entire length of it, 9 feet in hight; area of this floor 9,450 square feet.

Whole area of this building 32,550 square feet—equal to three-fourths of an acre.

3. A THREE-STORY BRICK STORE HOUSE UPON 42D-ST., 125 feet in length and 26 feet in width.

4. A BRICK BOILER-HOUSE UPON 42D-ST., 75 feet in length and 26 feet in width.

5. STEAM BOILERS, SHAFTING, GEARING, BELTS, &c. &c.

The Boilers, Pipes, Shafting, Belts, &c., connected with the Machinery Arcade.

6. THE MOVABLE PROPERTY.

Consisting of the Iron Railings around the Building, Stoves, Gas Fixtures, Tanks, Counters, Trucks, Turn-tables, Office Furniture, &c.

7. STATUE OF KISS'S AMAZON.

This Statue in zinc bronze was purchased by the Association for $10,000.

MEMORANDA.

The Brick Buildings in parcels 3 and 4 must be removed prior to the 5th March next.

Possession of all these premises will be wholly given prior to the 31st December next.

The articles comprised in parcels 5 and 6 will be delivered immediately after the close of the Exhibition on the 31st October next.

Proposals for the several parcels to be addressed to the undersigned Committee of the Board of Directors, through their Chairman. Full weights of materials, dimensions of the glass, and any further information that may be required, will be furnished upon application to the Committee.

CHAS. H. HASWELL,
HENRY HILTON,
HORACE GREELEY.

FOR SALE, LEASE or PARTNERSHIP—A valuable WATER PRIVILEGE and MANUFACTURING PROPERTY, consisting of a stone Cotton Factory 40 by 40 feet three stories high, and machinery; eight Dwellings for hands, a Grist and Saw Mills, Stables, Out Houses, Sheds, Wagons, Sleighs, Tools, &c. &c. One large Dwelling and Store, and about 20 acres of good Land all in successful operation, safe and sure business, and paying from 25 to 30 per cent. The proprietor, desirous of residing in New-York City, would sell, take a partner, or exchange for city property. Price $20,000. Address E., Box 1,749 New-York Post-Office.

FARM WANTED.—The ADVERTISER has an invoice of SALABLE GOODS suited to any part of the country, amounting to about $4,000, which he will exchange for a FARM under full or part cultivation, located in this State or New-Jersey; and will pay a difference in cash of one to two thousand dollars. Address HORTON, Tribune Office.

FOR SALE.—A new and beautiful STEAM-SHIP 230 feet long, 36 feet beam, 14½ ft. hold. Draft 8 feet, with 1,000 tuns on board, including the machinery. The hull is strongly built of the best materials, and diagonally cross-braced with iron straps 4 inches by ¼. She is fitted with coal bunkers—capacity 300 tuns, two iron water tanks, 20,000 gallon capacity; and can be fitted to accommodate 200 cabin and 200 steerage passengers. The proportions and strength of this ship are such that if a trade offers that would require greater capacity she could be built up solid, and an additional deck put upon her, giving her 24 feet hold. The owner desires to sell, or act partner to unite with him and put her in some good trade. Inquire of JOHN GRAHAM, No. 82 Wall-st.

HOSIERY STORE for SALE.—The STOCK and FIXTURES of a Furnishing and Hosiery Store in a desirable location. Stock small and staple. Satisfactory reasons for selling. Address WALKER, Office of this paper.

LOTS in BROOKLYN—Well located, wanted in exchange for first-class Manufacturing Stock, paying regular dividends. Apply to MILES & BETTS, 27 Wall-st.

PAPER MILL for SALE.—For sale a two on dge STRAW PAPER MILL, situated on one of the best streams in the State, easy of access to the city, and in a neighborhood where straw and fuel can be purchased at a low rate. The premises will be sold at a low price, owing to the ill health of the owner. For particulars inquire of EDMUND TITUS, No. 56 Market-slip, New-York.

REAL ESTATE WANTED.—The advertiser has an INVOICE of SALABLE GOODS adapted to any part of the country, amounting to about $4,000, which he wishes to Exchange for a Farm in this State or New-Jersey, or for a House and Lot in this city or vicinity, and will pay a difference of $1,000 to $3,000 in cash. Address HORTON, Tribune Office.

TO SHIP BUILDERS.—The INVENTOR of a WHEEL suitable for the propelling of sailing vessels during calms is desirous of trading with a ship builder. The Wheel is small and is shipped and unshipped easily, and in a few minutes. Address A. M. A., pressed, office of The Tribune.

TO SHEET-METAL WORKERS—NOTICE.—One of the most valuable and useful patents that has been granted within the last ten years has been awarded to WM. WEBSTER of Morrisania, N. Y., (letters patent dated March 28, 1854,) for a novel and invaluable MACHINE for making from 5,000 to 12,000 feet of (any kind) SHEET METAL TUBING per day. This machine is now being exhibited between the hours of 9 A. M. and 4 P. M., in room No. 12, at No. 11 Wall-st., New-York City, where all interested are solicited to call. Town, Cities, Counties and State Rights for sale. All communications (post-paid) promptly replied to in their order.

WILLIAM WEBSTER,
CHARLES MILLER,
Sole Proprietors, No. 11 Wall-st., New-York.

$3,000.—A Gentleman with this amount of cash capital may hear of an advantageous PARTNERSHIP in the PRINTING and PUBLISHING BUSINESS. Apply to M. A., Times Office.

$1,500.—Wanted, the above sum in cash, with an active Partner, who is willing to devote his whole time, and clear $3,000 per annum, where there is no risk. Address HOWARD, Tribune Office, with real name.

Board and Rooms.

EAGLE HOTEL.—LODGINGS.—Gentlemen will do well to remember that they can have excellent LODGINGS in Single Rooms, at 25 cents per night, corner of Frankfort and William-sts. Secure Rooms for the winter.

A GENTLEMAN and LADY, or two single Gentlemen can be accommodated with a PLEASANT ROOM and BOARD, at No. 72 2d-av.

A PRIVATE FAMILY can accommodate two or three single gentlemen, or a gentleman and his wife with pleasant ROOMS, in a pleasant and convenient location. References required. Apply at No. 60 West 26th-st.

A LARGE FRONT ROOM, with PANTRIES, suitable for two persons. Also, two SMALL ROOMS, for Gentlemen, at No. 49 Bleecker-st.

BOARD—A SUITE of ROOMS to LET, with BOARD, to a Gentleman and his Wife or a few single Gentlemen; at No. 177 East Broadway.

BOARD.—A private family can accommodate with BOARD and HANDSOME APARTMENTS, on second and third floors. Gentleman and Wife; also two or three single Gentlemen, at No. 34 West 22d-st., near 5th-av.

BOARD.—A pleasant front PARLOR and BEDROOM may be obtained at Mrs. AUSTIN'S, No. 74 East 14th-st., near Union-square. Also a single ROOM. The house has all the modern improvements. Dinner at 6 o'clock.

BOARDING—At Nos. 45 and 47 East Broadway, pleasant ROOMS for Gentlemen and their Wives; also ROOMS for single Gentlemen or day Boarders.

BOARDING.—A Widow Lady, the owner and occupant of a three story modern-built house, well furnished and neatly kept, can accommodate a Gentleman and his Wife or a small family of grown persons, with handsomely-furnished Rooms and Board for the Winter, on moderate terms. Apply at No. 199 13th-st., between 6th and 7th-aves. Unexceptionable reference given and required.

BOARDING—No. 11 University-place; one of the most delightful locations in the city; immediate vicinity of Broadway, 5th-av., principal hotels, amusements, &c. Suites of ROOMS for families or single Gentlemen can now be secured upon advantageous terms. House replete with every convenience.

BOARDING—Suite of handsomely Furnished ROOMS to LET, to Families or single Gentlemen, with meals served in their own rooms. The house being replete with improvements, and conveniently located to Rail Cars or Stages. Apply at No. 145 9th-st., between Broadway and 4th-av.

BOARDING—And an elegant suite of FURNISHED ROOMS on the first door, consisting of a Parlor and two Bedrooms, with Closets. Also a Parlor and Bedroom on second and third floors, and Rooms for single gentlemen, at Nos. 82 and 84 East 23d-st.

BOARD in a PRIVATE HOUSE—Two Rooms with grates, double beds and well furnished. For one person, without board, $3 50; for two, $4 50; with partial board, one $6, two $9 a week. Apply to Mrs. SPENCER, No. 114 Greene-st., two blocks from Metropolitan Hotel.

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

BOARD in BROOKLYN.—A PARLOR and BEDROOM adjoining, suitable for a Gentleman and Wife. The Rooms are furnished with gas and heaters. Location between Wall-st. and Atlantic Ferries. Inquire at No. 48 Livingston-st.

BOARD in BROOKLYN.—Parties locating for the winter months will find very pleasant large and small ROOMS, in a modern house, at No. 47 Sands-st., convenient to the ferries, with cars passing the door. References exchanged.

BOARD on BROOKLYN HIGHTS can be secured for the winter, with beautiful Rooms for Gentlemen and their Wives. The house is beautifully situated in Montague-place, within a few minutes' walk of the Wall-st. Ferry. The rooms have been newly painted and papered, and are now ready for immediate occupation. Address Tribune Office, Box No. 182, or Box No. 57 Brooklyn P. O.

BOARD and ROOMS—On extra easy terms, at the new and elegant mansion No. 677 6th-av., (Murray Hill). Cars every three minutes.

DESIRABLE ROOMS, furnished or unfurnished, with BOARD, may be obtained by Families or single Gentlemen by immediate application. House delightfully located, with all modern improvements. References exchanged. Inquire at No. 165 East 14th-st., near 2d-av.

FURNISHED ROOMS.—Elegant suites of ROOMS on first and second floors, with superior accommodations, to LET to genteel families. MEALS privately served, (dinner at 5 o'clock.) No. 11 St. Clement's-place, (No. 171 McDougal-st.,) near 8th-st. Best of reference required.

TO LET—Desirable BEDROOMS without board, to gentlemen, at No. 7 Bond-st., also, a large front BASEMENT, suitable for a Medical Office.

LODGINGS.—TO LET—To a gentleman with or without Breakfast, a pleasant furnished ROOM and BEDROOM, with pantries on second floor in the immediate vicinity of Gramercy-park. Inquire at No. 90 East 22d-st., near Lexington-av.

TO LET, with PARTIAL BOARD, one or two neat ROOMS on second story, to one or two Gentlemen. Any one to whom the comforts and pleasures of a home are an object, may be well suited; the family is small and private. House situated on Middagh-st., between Henry and Fulton, Brooklyn. Address M. B. B., this office.

TO LET—With BOARD, to a Gentleman and his Wife, an unfurnished Room in a Private Family, with no other boarders, at No. 41 East 24th-st., near 4th-av. Good reference required.

WANTED—A single Gentleman wishes to find PLEASANT ROOMS with PARTIAL BOARD in a private family, where there are no other boarders, between 4th and 20th-sts. and 3d and 8th-avs. Address G. C., Box No. 268 Lower Post Office.

WANTED—By a Lady in Brooklyn, partial BOARD in a private family, where tuition in a first-class Ladies' School would be received as a part of the equivalent for Board. Vicinity of Fulton or Gates-ave. preferred. Address, post paid, Miss C. J. GRAHAM, Brooklyn P. O., L. I.

WANTED—By a Gentleman and Wife, a PARLOR and BEDROOM on the second floor, front, in a fine house with a strictly private family. Above 8th-st., and in the vicinity of the 5th-av. preferred. Address T. O. B., St. Nicholas Hotel.

204 WEST 11TH-ST. near 9th-Av.—Suites and single Rooms to let, with Board, furnished or unfurnished. House has the modern improvements.

Houses to Let.

HOUSE to LET.—A family declining house keeping desire to Let their HOUSE, which is a convenient one, located in Leroy-st., near Hudson. The Old Clothes, which are nearly new will be disposed of. For particulars, address LEROY, this office.

LOTS to LEASE—For a term of years and on accommodating terms, FORTY-FOUR LOTS of GROUND, situate on 9th and 10th-avs. and 60th and 61st-sts. The Lots are in condition for immediate improvement and will be leased together or separately. This is believed to be an opportunity seldom offered for securing so large a number of Lots in the city lying together, and capable of being immediately built upon. For terms and other particulars apply to FIELD & SLUYTER, No. 82 Broadway.

LOWER PART of a HOUSE to LET—No. 134 East 21st-st., near 3d-av., consisting of two Parlors with Pantries between, two Basements and one or two Bedrooms on the third floor. Inquire on the premises.

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 AB'M BAIZ.

STEAM POWET 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, running through to Walker-st. Inquire of J. GAUDIN, Engineer, on the premises.

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

TO LET—Handsomely furnished,—A 4-story HOUSE in 23d-st., between 5th and 6th-avs., from Nov. 1 to May 1, 1855. For particulars apply to J. H. WAINWRIGHT, WAINWRIGHT & Co., No. 54 Wall-st.

TO LET—A large, handsome SHOW ROOM, STORE and two FLOORS up stairs, with a good wide and easy entrance thereto, No. 365 Broadway. The above has just been newly fitted up, and new chandeliers in store. Also, four small, light WORKSHOPS, to communicate if desired. Also, a good STORE, for a merchant tailor or other business, No. 258 Canal-st., corner of Greenwich-st. Apply to BAKER & WEEKS, Auctioneers, No. 1 Pine-st., cor. Broadway.

BROOKLYN PROPERTY for SALE, or EXCHANGE.—A beautifully located and valuable property, consisting of a DWELLING, 24x48, two stories and attic, with extension 18x24, two stories, together with two, four or eight FULL LOTS on Gates-av., near Bedford, will be SOLD or EXCHANGED for a good COUNTRY PLACE within reasonable distance of New-York or from ten to twenty-five acres. For further particulars inquire of or address J. WINCHESTER, No. 107 Fulton-st., N. Y., (up stairs.)

FOR SALE—Staten Island BUILDING SITES of from three to twelve acres on Hill Park Estate, situated on the high ground off the Richmond Plankroad, four and a half miles from Vanderbilt Landing.

This estate offers every inducement for the selection of sites for first-class country residences. Its great extent, (700 acres) the first-class residences recently erected in its neighborhood, and the covenants imposed upon all purchasers for buildings of an exclusively similar character, secure entire privacy and promise to make this neighborhood the most desirable on the Island. The location is elevated and well known to be particularly healthy, yet sheltered from the cold westerly winds, so as to recommend it for a winter residence, for which access from New-York, by means of steamer passenger on the plankroad, and at all seasons gives very facility. Butchers, Bakers and Grocers pass through the place. The estate abounds in the finest water, and offers every variety of scenery, including exceedingly beautiful and park like home views, or elevated ocean prospects.

For maps and particulars apply to FRED R. GROTE, No. 115 Broad-st., New-York.

FOR SALE or EXCHANGE in BROOKLYN—A first-class marble-front HOUSE, good location, lot 25x103. Wanted, some good Railroad Bonds or good paying Stocks. Apply to JOHN BRAINARD, Wall-st. Ferry, Brooklyn.

FOR SALE in BROOKLYN, or would be EXCHANGED for good Merchandise or R. R. Bonds, or good paying Stocks—2 good THREE-STORY BRICK HOUSES, in a pleasant part of Hicks-st.; they are in good order, and rent for $360. Apply to JOHN BRAINARD, Wall-st. Ferry, Brooklyn.

FOR SALE—A plot of GROUND 100 feet square in Jersey City, offering to Manufacturing Companies superior facilities. Has water front on the Canal, where shipments of Coal, Merchandise, &c. can be readily made. The property can be reached in 20 minutes from Wall-st. The above would be exchanged for a good Dwelling or sold at a bargain. Address Box No. 2 858 P. O.

FOR SALE—The two-story and basement HOUSE, situated next door to De Kalb, in Hudson-av., built by days' work, in the most substantial manner; also the LOT joining, well stocked with the most choice Fruit, such as Cherries, Apricots, Peaches, Plums; also a variety of the most choice Grapes. For particulars inquire on the premises. F. D. P. CROMMELIN.

FOR SALE or to LET to a PARTY who will purchase the Carpets, Oil Cloths, Pier Glasses, Gas fixtures, Parlor Curtains, and fuel in cellar, an exceedingly desirable THREE STORY, BASEMENT and ATTIC HOUSE, with fine GARDEN. The House and Furniture are nearly new, in beautiful order, and replete with every convenience. Located within three minutes' walk of the New-York Hotel. Good neighborhood. Will be sold on easy terms of payment, and at a moderate price, as the owner is about leaving the city. Apply to HOMER MORGAN, Fine-st., No. 3 Metropolitan Bank buildings.

FOR SALE or EXCHANGE—A fine VILLAGE PROPERTY in the interior of the State, on a canal and railroad, 12 hours from New-York. Climate, soil, society such as to please. A large House, fine Shade, pleasant Lawn, various Fruits, Out-houses, Barn, and Ten Acres of Land. Terms favorable. Address, or apply to P. J. FISH, over Farmers' and Citizens' Bank, Williamsburgh.

FOR SALE—The three-story BRICK HOUSE No. 115 Duffield-st., Brooklyn. It is three years old, and has just been thoroughly painted and decorated; has a range, heater and gas. Would be a tasteful and desirable residence for a genteel family. Price $3,750. Apply to CHARLES JENKINS, No. 22 Frankfort-st., New-York.

LOTS in BROOKLYN on EASY TERMS.—There being but THREE of those desirable LOTS in the Ninth Ward Brooklyn, left, and being anxious to close them out, I will sell the remaining three either separately or together very cheap, and on very easy terms. Apply to J. PEGARE, No. 165 Hester-st.

FOR SALE or to LET—A first-class THREE-STORY HOUSE in Brooklyn, on Carleton-av., with all the modern improvements. Price $8,500—$2,000 cash, the balance on bond and mortgage. Inquire of G. DE WITT, No. 109 John-st.

FOR SALE—In Brooklyn, possession immediately, a three-story brick HOUSE, No. 112 Bergen-st., marble mantles, grates, &c. $2,200 on bond and mortgage. Apply to S. F. COOSWELL, Real Estate Broker, Mechanics' Exchange, No. 9 Court-st., Brooklyn.

LOTS in HARLEM CHEAP.—For sale, six LOTS in 126th-st.—street paved and lighted—the handsomest Lots in Harlem; will be sold separately or together, low and on very easy terms. Apply to J. PEGARE, No. 165 Hester-st.

NEWTOWN VILLAGE LOTS—In MYERS'S ADDITION—Only $50 to $150.—These Lots are high and beautifully located in the very heart of the old and flourishing village, which has all the advantages of the city in schools, stores and numerous churches, and only 30 minutes from New-York via Flushing Railroad. For full particulars apply to JOHN B. MYERS, No. 199 Broadway.

UNION SQUARE REAL ESTATE OFFICE.—No. 3 Everett House, corner Union-square, 17th-st., and 4th-av. The undersigned will be happy to give prompt attention to any business in the way of buying, selling, letting or exchanging Real Estate, that may be entrusted to his care. Landlords and tenants, buyers and sellers, are respectfully requested to call and avail themselves of the superior facilities he possesses for the prompt transaction of such business.

EMERSON W. KEYES.

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

$6,800.—FOR SALE—A new 3-story and basement BRICK HOUSE in 45th-st., No. 422, between 8th and 9th-avs., with all the modern improvements. Also two new English basement, brown stone fronts, in 52d-st., Nos. 156 and 158, between 8th and 9th-avs.—Price $6,500 each. Terms easy. Inquire of BEDELL & VAN DERBILT, No. 177 West 50th-st.

Instruction.

BOARDING SCHOOL for BOYS at Greenwich, Conn. The next Session will commence MONDAY, Nov. 6, and continue 22 weeks. Circulars can be obtained of Messrs. Clark, Austin & Smith, No. 3 Park-row, or by addressing the Principal, Greenwich, Conn. LEWIS HOWE, Principal.

BOARDING and DAY SCHOOL for YOUNG LADIES, No. 17 Thompson-st.—The Misses PALACHE have reopened their Establishment for the winter session.

BOARDING and DAY SCHOOL.—Mrs. MACAULEY will reopen her School THURSDAY, Sept. 14, at No. 43 East 21st-st., between Broadway and 4th-av.

ENGLISH and CLASSICAL BOARDING SCHOOL FOR BOYS, GOSHEN, Litchfield County, Conn., JAMES Q. RICE & H. M. HART, Principals and Proprietors.—The winter term of this School will commence Nov. 1. One of the Principals may be seen at the office of E. H. Wilcox, "U. S. School Agency," No. 293 Broadway, on the 3d, 4th, 5th and 6th October, between 3 and 4 P. M., where also circulars may be obtained, or he will call on any who may leave their address at said office.

EVENING CLASSES and PRIVATE LESSONS in FRENCH.—By J. J. BURNIER, at No. 292 6th-av., between 16th and 17th-sts. Terms moderate. References good. Call from 6 to 8 o'clock P. M.

FRENCH LANGUAGE.—A French Gentleman of ten years' experience in teaching this useful language in this country, whose system has been expressly adapted to American education, wishes to receive a limited number of PUPILS. Testimonials from literary men, clergymen and merchants of the highest order, as also Reports of the Examining Committees from a Young Ladies' highly commended Boarding School in New-England, are at hand. Ladies and Gentlemen, as well as public Institutions, may apply to Messrs. SHERMAN & Co., Booksellers, No. 1 Water-st., where particulars can be had and applications can be made.

GRAMMAR SCHOOL of the UNIVERSITY.—The new term begins September 4. Circulars may be obtained at the book stores of Roe, Lockwood & Son, Thos. J. Crowen, Chas. S. Francis, and Samuel Raynor, or at the University from the Janitor. GEO. S. PARKER, Principal.

INSTRUCTION.—A young French Lady wishes to give PRIVATE LESSONS in the French and German Languages. Address Z. T., Schubert's Music Store, No. 539 Broadway.

JOSEPH ARTONI respectfully informs the public and his friends that he continues to GIVE INSTRUCTION in FRENCH and ITALIAN. 102 West 27th-st.

MRS. BODSTEIN, (late JULIA K. NORTH-ALL,) continues to give instruction in SINGING at her residence, No. 206 Bleecker-st., commencing again on MONDAY, Sept. 18. Apply at the house, or in the Music Stores of Messrs. HALL & SON, or SCHARFENBERG & LUIS.

MRS. COMEGY'S FAMILY BOARDING and DAY SCOOL for YOUNG LADIES, No. 18 East 32d-st., between 5th and Madison-avs., reopens on the 12th September.

MADAME CRUCY, No. 209 Henry-st., Brooklyn, will reopen on the 15th of October her Afternoon Class for teaching FRENCH to Young Ladies who do not attend the regular course of studies in her school.

MOUNT WASHINGTON COLLEGIATE INSTITUTE, No. 218 1-2 st. on Washington square, (entrance No. 138 Mercdonal-st.) GEORGE W. CLARKE, A.M. and JAMES FANNING, A.M., commences its Fourth School Year on the second MONDAY of September, 1854. Pupils from 7 to 20 years of age. Catalogues at APPLETON'S, and at the Institute.

M. IMWRIGHT, Professor of Music, respectfully informs his friends and the public that he has recommenced instructions in the Piano-Forte. All communications addressed to No. 2 Abingdon-place, corner Green-st., will meet with prompt attention.

NEW-YORK SCHOOL of DESIGN for WOMEN.—The School has reopened at No. 498 Broadway, cor. of Broome-st. Instruction given gratuitously to pupils in Wood Engraving, Lithography and other branches. By order of Managers, L. CORNELIA HATCH, Supert. Orders received at the School for Wood Engraving and executed promptly at reasonable rates.

OTTIGNON'S GYMNASIUM, Nos. 159 and 165 Chrystie-st.—BODILY EXERCISE THE BEST MEDICINE.—The public are respectfully informed that a Class has just been formed for instruction in GYMNASTICS, at the above establishment, and will be continued EVERY EVENING throughout the season. We would especially call the attention of dyspeptics and persons whose habits are entirely sedentary to the necessity of exercise in order to keep the physical system in a condition to resist unhealthy influences. The GYMNASIUM is open DAILY, from sunrise until 10 o'clock P. M. for general exercise. The Gentlemen's Class meets every evening at 7 o'clock. JOHN WOOD, Director. SPARRING taught privately by C. F. OTTIGNON, Proprietor.

OAK GROVE FEMALE SEMINARY.—The WINTER TERM of the Oak Grove Female Seminary, at Yonkers, N. Y., will commence on the first MONDAY in November, and continue twenty-two weeks. Circulars containing full particulars may be obtained from the superintendent or at the bookstore of Clark, Austin & Smith, No. 3 Park-row, N. Y. W. C. FOOTE, Principal.

PROF. R. M. BROWN'S CLASSICAL, FRENCH and COMMERCIAL SCHOOL, No. 293 Broadway, will reopen on MONDAY, Sept. 11.

PROF. HOWS begs to inform his friends and the public that his arrangements for the coming winter enable him to increase the number of his PRIVATE PUPILS in ELOCUTION and ORATORY. Apply, for terms, &c., at No. 5 Cottage-place, New-York.

RAYMOND INSTITUTE, CARMEL, Putnam County, N. Y.—Rev. HENRY G. LIVINGSTON, A.M., Principal. The WINTER SESSION will commence Nov. 1, and continue twenty-two weeks. Each department is provided with the most able and experienced teachers. Terms—Board, Tuition, Furnished Rooms, Washing and Lights, $35 per quarter, or $140 per year. Modern Languages, Music on the Piano, Painting and Drawing, extra. For circulars apply at SHEPARD'S, No. 152 Fulton-st., or of the Principal.

ROSE HILL BOARDING SCHOOL for YOUNG L