FLOUR MILL for SALE or to LET.—That well known and finely located FLOUR MILL with three runs of Stones and a very desirable Water Privilege at Matteawan, in Dutchess County, one mile from the Fishkill Depôt of the Hudson River Railroad. Inquire at SCHENCK's Machinery Depôt, No. 165 Greenwich st., New York, or of the subscriber, SAM. B. SCHENCK, Matteawan, N. Y.

FOR SALE—A well-established BOOKSTORE, NEWSPAPER, STATIONERY and PERIODICAL DEPOT, in a thriving inland city, within five hours of New-York. The concern is in the most prosperous condition, and has been firmly rooted for more than six years. No better opening could be possibly afforded to any person desirous of entering into a general book and stationery business. Price moderate. Terms cash. For particulars apply to Messrs DE WITT & DAVENPORT, Tribune Buildings.

FOR SALE—A new and beautiful STEAM-SHIP, of very light draft of water; length on deck 210 feet; beam, 37 feet; depth, 21 feet; frame of live-oak, white-oak, locust and hackmatack, thoroughly cross braced with iron straps, and is now being fitted in the most approved manner. Apply to JOHN GRAHAM, No. 82 Wall-st.

FOR SALE—A valuable situation in WORCESTER, Mass., with SOAP and CANDLE FACTORY, and a well-established business. Address Box No. 254 Worcester, Mass.

MILLS for SALE.—Two Run French Burr Stones, with Shafting, Belting and Fixtures, in running order, with or without Room and Steam Power. Apply at No. 499 Water st.

MINERAL WATER.—For SALE cheap, a Forcing Pump, Gasometer, two large Fountains and every thing complete for the manufacture of Soda Water. Apply at No 1184 Grand st., Williamsburgh.

TANNERY, BARK MILL, &c.—For Sale low—Located in Somerset Co., N. J., 35 miles from New-York. Connected with the above is a good Dwelling Out-Buildings and five acres choice Land. Terms easy. For full particulars, apply to GEO. C. SMALLEY, No. 54 Wall-st., 2d floor, front office.

WORTHY OF NOTICE.—An invention has lately been made, and a patent applied for, whereby the cost of manufacture of a staple Grocery article is reduced from 33 to 50 per cent. The article is a CASH article, demand unlimited, easily produced, and of excellent quality. Rights for some of the States are offered at reasonable prices. None need apply unless able to command $3,000 to $5,000 cash, and as much more credit. That amount of capital can be made to double itself yearly. Satisfactory evidence given, on application, (with real name) which shall be treated confidentially, to G. W. L., Broadway P. O.

WESTERN LAND.—Wanted to exchange a HOUSE and several LOTS of LAND in the IXth Ward of the City of Brooklyn, for some improved or unimproved LANDS in the Western States. Direct, with number of acres and location, J. Z., Box No. 182, office of this paper.

## Summer Retreats.

A YOUNG GENTLEMAN wishes to engage BOARD for the summer months in Tarrytown, Yonkers, or some other country place of easy and frequent access to New-York. Address stating terms, Box 119, New-York P. O.

BOARD WANTED—For the Summer, in the Village of Orange, by a Gentleman, for himself, wife, infant child and its nurse. Address MERCHANT, Box No. 177 Tribune Office, stating accommodations and terms.

## Board and Rooms.

A LARGE and BEAUTIFULLY FURNISHED ROOM to let to one or two single Gentlemen, with or without BOARD. Also three single ROOMS in a private family. The house and furniture are new and first-class. Will not move 1st of May. Apply at 112½ 9th st., five doors west of Broadway.

BOARD—At No. 63 Fulton-st., for Permanent, Day and Transient Boarders. Terms moderate.

BOARDING at Nos. 45 and 47 EAST BROADWAY.—A pleasant front ROOM and BEDROOM on second floor. Also other Rooms, suitable for Gentlemen and their Wives, furnished or unfurnished. Also Rooms for single Gentlemen. Apply at No. 45 East Broadway.

BOARD.—Three FURNISHED ROOMS, communicating, may be had, together or separately, by two or three Gentlemen or a Gentleman and his Wife, in a small family, near Union square. Apply at No. 48 East 18th st., between 4th av. and Broadway. Bath and gas in the house. References exchanged.

BOARD in BROOKLYN.—Two Gentlemen, with their Wives, may obtain pleasant, unfurnished Apartments, by early application at No. 43 Livingston, one door from Court-st., at convenient distance from Wall-st., South and Fulton Ferries.

BOARD.—ROOMS to LET at No. 29 St. Mark's-place, suitable for Families or single Gentlemen. The rooms have been newly painted and gas in. Stages pass the door.

BOARD in BROOKLYN.—Four persons, or two families can find BOARD in a quiet and airy situation, where but few boarders are received, at No. 178 Washington-st.

BOARD.—PLEASANT ROOMS in suites or single may be obtained, with BOARD, (from the 1st of May) in the first-class Houses Nos 106 and 108 East 14th st. Families without children or single gentlemen will find all the conveniences, &c., desirable for a home. References exchanged.

BOARD in BROOKLYN.—Splendid ROOMS for a Gentleman and Wife, and small ROOMS for single Gentlemen, can be had, if applied for soon, at No. 141 Amity-st., South Brooklyn, between Henry and Clinton, one block from Court-st.

BOARD in BROOKLYN—Within five minutes' walk of the Fulton-Ferry—A Gentleman and his Wife can be accommodated with a large and pleasant ROOM, with Bed-room and Pantry attached. Apply at No. 150 Henry-st., between Pierrepont and Clark sts.

BOARD and FURNITURE.—A person occupying a first class house in a very desirable location in South Brooklyn will take some GOOD FURNITURE in EXCHANGE for BOARD. Best references given. Address C. L., care of Richard, Brooklyn P. O.

BOARD WANTED—By a family consisting of a Gentleman, Wife, three Children and Nurse. Wishes Board 25th April, for five or six weeks, in a private house, or where there are but a few boarders. One large and two small rooms required. Rooms on 2d story would be preferred. References exchanged. Address Box No 1 350 Post Office.

FURNISHED ROOMS without BOARD—For two or three Gents, or a very small American family, in a neat house and quiet street two blocks from the St. Nicholas Hotel. Apply at No. 114 Greene-st.

ROOMS, with BOARD.—A handsome SUITE of ROOMS, furnished or unfurnished, and a few SINGLE ROOMS, with BOARD, can be obtained at No. 199 10th-st. Location very desirable.

ROOMS, with BOARD.—A pleasant front Room and Bedroom on third floor with fine Pantries and Gas, will be let to a permanent tenant on reasonable terms with Board. They are suitable for a gentleman and wife, or three gentlemen. Apply at No. 13 Beach st., near St. John's Park.

ROOMS WANTED.—Four ROOMS, unfurnished, in a private house, for three young Men, not above 8th st., 8th, 7th, 6th or 3d av. Address E. J. I., Tribune Office. Rent $12 to $14 per month.

THREE UNFURNISHED ROOMS to LET—With BOARD, at No. 166 East Broadway. Inquire at No. 97 East Broadway, between the hours of 2 and 5 o'clock.

TO LET with BOARD—Two FLOORS, furnished or unfurnished, in a first-class house, with all the modern improvements, at No. 15 Lamartine-place, (West 20th st.,) between 8th and 9th ave. References given and required.

VEGETARIAN Boarding-House, 13 Wooster st. Fine Rooms, with Board and Baths. Terms moderate.

WANTED—By a single Lady, an ATTIC ROOM and partial Board, with some respectable private family residing between 10th and 20th sts., west side. Terms to be moderate. References exchanged. Address A. C. T., at No 276 Broadway office No. 21.

## Houses to Let.

A COUNTRY RESIDENCE.—To RENT, a new and desirable Cottage DWELLING-HOUSE, and good GARDEN, in sight of Washingtonville and of the Depôt on the Newburgh Branch Railroad. Can go to or from New-York daily in three or four hours, by railroad, or by the Hudson River, from Newburgh. Apply to JOHN JAQUES, Washingtonville, Orange Co., N. Y.

COUNTRY RESIDENCE to LET—Beautifully situated on the banks of the Passaic River, near the village of Aquackanonk, N. J.; 30 minutes ride from New-York. Contains about three acres of Ground, well stocked with fruit of great variety. For full particulars inquire of W. VANVORST, No. 98 William st.

DESIRABLE COUNTRY RESIDENCE to LET or for SALE.—Situated in the Village of Rahway, N. J., 19 miles from the City of New-York. The house is a superior modern built edifice, containing all the requirements of a family; there is also a good stable and other out-buildings, with two wells of superior water, cistern, &c. The premises consist of two acres of valuable land under superior cultivation, divided into vegetable and flower gardens, orchard, &c. In fact, applicants will find it one of the most elegant and desirable residences in this vicinity. For further particulars apply to J. M. EMERSON & Co., Nos. 1, 3, 5 and 7 Spruce-st.

FURNISHED HOUSE to LET—No. 122 West 14th st., between 6th and 7th ave.—A new four story brown stone HOUSE, richly furnished, to be LET, for six months or one year. To be seen from 10 to 12 o'clock A. M.

HOUSE to LET on BROOKLYN HIGHTS.—The three-story and attic brick HOUSE, No. 55 Willow-st., (five minutes' walk from Fulton or Wall-st. Ferries) House is 25 by 40 feet, with tea-room back, contains fifteen finished Rooms, a large Attic and Sub-cellar, first class Furnace, Range, &c.; large brick Cistern Bath-room with hot and cold water, large Yard and plenty of Fruit. House can be seen from 10 till 2, and from 3 till 6 o'clock. Rent $930.

HOUSES to LET.—The two four-story and Basement HOUSES, Nos. 73 and 75 7th st., with all the modern improvements. Possession can be had of No 75 immediately. Apply to J. H. THORNE, No. 168 Walker-st., from 8 to 10 A. M., and 6 to 9 P. M.

HOUSE to LET—No. 292½ West 22d-st., with modern improvements. Newly fitted up and painted. Neighborhood desirable. Rent, $700. Also, two COTTAGES in Harlem nine rooms each, beautifully situated on 143d and 124th-sts. Rent, $300. Inquire at No 77 White st.

HOUSES to LET in BROOKLYN.—Nos. 83 and 87 State-st., 3-story brick, and eligibly situated near two ferries. Possession of one of them immediately. Apply to HENRY PHILLIPS, No. 226, Henry-st., Brooklyn.

HOUSE to LET.—A first-class English basement HOUSE, in perfect order and having every modern convenience, beautifully located in West 26th-st., No. 192, opposite the Theological Seminary. Apply to C. O. TERRILL, No. 294, next door.

HOUSES to LET in HOBOKEN—Within three minutes' walk of the Ferry, a few new, first-class HOUSES in River Terrace, with towers, ornamental front and court-yards, commanding a beautiful view of the river and City of New-York; have all the modern improvements, including gas and hot and cold water, &c., &c.; and will be let to private families of the highest respectability only. Boarding house keepers need not apply. Inquire at the office, corner of Hudson and 2d-sts., Hoboken, of B. MARTIN.

HOUSE to RENT and FURNITURE for SALE—A three-story brown-stone front HOUSE, with elegant Rosewood and Mahogany Furniture, in brocatelle and plush. Possession given immediately. Inquire at No. 141 Union st., South Brooklyn.

LARGE OFFICE in WALL-ST. to LET.—The Furniture, with a large Safe, suitable for a public company, to be sold. Apply at No 6 Wall-st., rear office, first floor.

MORRISANIA.—To LET, a neatly-finished two-story and basement HOUSE, with an acre of ground. Stable on the premises. Apply to J. E. BURNOT, No. 125 William-st., or H. R. BURNOT, Morrisania. Rent $225.

OFFICES to LET—Single Offices and in suites, in the new building of the Nassau Bank, corner of Beekman and Nassau sts. Second story well adapted for salesrooms for Jewelers and others. All the offices are well lighted, and very beautifully finished.
Also handsome Suites of Offices, suitable for Lawyers, in the old building. Apply at the Bank.

PART of a HOUSE to LET—In the country, 11 miles from the City Hall, three-quarters of a mile from the Harlem Railroad. The House is Furnished, and will be let to a small and genteel family of two or three persons only, and the owner's Board (Breakfast and Tea) be considered as equivalent to rent. Address or inquire of J. T. ROBIN, S. W. corner of Cedar and Nassau-sts., up stairs.

ROOMS to LET, with STEAM POWER—In the building corner of Greenwich and Beach sts., unexpassed for manufacturing purposes. Rent very low to responsible tenants. Apply to FERRIS & TABER, No 338 Greenwich-st.

STEAM POWER to LET—In light and airy rooms in a new building in Cliff st. Apply to J. C. HULL & SON, No 166 Cliff st.

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

STEAM POWER to LET—At Elizabethport, N. J., a two-story Brick Building, 140 feet by 50. Apply to ASM BAIZ, No. 487 Broadway, or to JOHN H. ROLSTON, at Elizabethport.

STEAM POWER, with large and small ROOMS, to LET—In the Corner Building, well lighted all around, at a low Rent. Apply to J. & G. H. WALKER, 180 & 182 Centre, cor. Hester st.

STEADY STEAM POWER to LET—Large Rooms, well lighted, in the new brick building No 499 Water st. between Pike and Rutgers-slips. Inquire as above. For sale cheap, an excellent TURNING LATHE, little used.

STEAM POWER, with well-lighted rooms, to LET, in buildings Nos. 131, 133, 135 Mercer st. Inquire of GEO. H. KITCHEN, No 135 Mercer st., or E. V. HAUGHWOUT, No. 561 and 563 Broadway.

TO LET—A STORE, LOFTS and WORK-SHOPS, well lighted, with or without Steam Power. Possession immediately. Inquire on the premises, 47 Ann st.

TO LET—The Three-story HOUSE, No. 142 East 18th st., between 2d and 3d ave., with gas fixtures, &c.; has all conveniences, and a desirable location. Apply on the premises, or at No. 27 Chambers-st.

TO LET—A COTTAGE HOUSE, No 137 West 34th-st., 1½ blocks from Broadway, with all the modern improvements. Can be seen from 9 A. M. till 9 P. M. Apply within, or at Nos. and 70 Washington-st. It has a rear brick building, with four Sleeping Rooms connected above and below, making 12 Rooms in all. Rent, $600. Heated all over with the range.

TO LET—A three-story brick HOUSE, in Skillman st., near Park-av., East Brooklyn. Rent, $300. The Myrtle-av. Railroad runs within one block of the premises, rendering the locality convenient to those doing business in the city. Apply to C. KNOX, No 128 Fulton-st., New York.

TO LET—Four handsome HOUSES, in floors and half floors, on 36th-st., between 8th and 9th-ave., beautifully laid out for small genteel families, wishing to live genteel and clean. Halls and stairs oil-cloth and carpeted, gas, Croton water; large yards. Inquire in No. 216. Also, a beautiful Store, No 460 6th-av. Inquire on the premises.

TO LET in BROOKLYN—The two-story, attic and basement brick HOUSES Nos 127 and 137 Hudson-av., corner of Sands-st., containing 13 Rooms each, and well calculated for two families. Inquire of P. BLANCHET, No 290 6th av., before 10 A. M. or after 5 P. M.

TO LET—A number of very fine English Basement Houses, on the south side of 40th-st., between 7th and 8th-ave., with all the modern improvements. Rent $600. Apply to MACFARLAN & MERRITT, No 49 3d-av.

TO DENTISTS and OTHER GENTLEMEN.—The ROOMS now and for many years occupied by Dr. J. S. DODGE, No. 27 Bond-st. Also, Rooms for Single Gentlemen.

TO LEASE—On favorable terms, thirty-two LOTS, eligibly situated for business purposes, on 20th and 21st-sts., westerly of the 10th-av.
Also for sale, several DWELLING HOUSES, with brown stone fronts, and containing all the modern improvements.
Also, a number of valuable BUILDING LOTS. Inquire at the office of JAMES N. WELLS, No. 167 9th-av.

TO LET—On the East River, at Ravenswood, L. I., two modern-built COTTAGES, eleven Rooms each. Inquire of GILBERT HOPKINS, at Ravenswood, or at his Office, No 40 Peck-slip, up-stairs, from 11 to 1 o'clock.

TO LET—A COTTAGE HOUSE, on Classon av., Brooklyn, with six Lots, Fruit Trees, Ornamental Shrubbery, &c. Inquire at No 26 Dey-st.

TO LET or LEASE—Three 3-story brick imitation brown-stone-front HOUSES, Nos. 208, 210 and 212 South 1st st., Brooklyn, late Williamsburgh. Will be let low to genteel families. WM. D. MURPHY, No. 167 South st., N. Y.

TO LET—The four-story brown-stone-front HOUSE, No. 681 6th-av., well calculated for a Boarding-House, being furnished with all the modern improvements. Also, a fine STORE and BASEMENT to Let. Apply to STEWART & SMITH, Nos 111 and 113 West 33d st. or of W. H. RAYNOR, corner of Broadway and 35th st.

TO LET—The large ROOM now occupied by the Shoe and Leather Bank, corner of John and William-sts., together with a large and well-lighted BASEMENT, recently occupied by the Phœnix Fire Insurance Co. Possession given on the 1st day of May next. Inquire at the BANK.

TO RENT or LEASE.—With or without Furniture, a large and elegant brown-stone HOUSE, in perfect order, with all modern improvements. No. 33 West 24th st., between 5th and 6th ave. Call and examine the House.

TO LET—STORES and OFFICES in the BIBLE HOUSE, Astor place. Inquire at the Treasurer's Office, 4th av. entrance.

TO LET or LEASE—A STORE known as No. 118 Fulton st. Also to LET or LEASE in Yonkers, a HOUSE with three acres of Ground within five minutes' walk of the Depot. Apply to T. LAWRENCE, No. 13 Beekman-st., No 8 Clinton court.

TO LET in LEXINGTON-AV., and immediate possession given—A select family may hear of something unusually desirable, to has to residence and rent, by applying soon to WM. M. BAXTER, No. 214 East 23d-st.

TO LET—To a small, private American family, the LOWER PART of a spacious and pleasantly situated two-story HOUSE, second block west of Broadway. For particulars inquire at No. 27 Dey-st., third floor, before 12 A. M.

TO LET—To a genteel family, the UPPER PART of a HOUSE in 5th-st., near 2d av. Apply at No. 33 5th-st.

TO LET—A first-class four-story brown-stone front HOUSE, No 194 (Bouerman terrace) West 33d-st., on the high ground, between 8th and 9th ave.; improvements complete, viz: Range, hot and cold water, Bath room, Water-closet, Speaking-tubes, Dumb Waiter, rich Gas Fixtures, &c. Rent $800. Inquire of W. A. JAQUES, No 293 Broadway, Lace-store.

TO LET, HOUSES in BROOKLYN.—Rents reduced. Immediate possession. In complete order. Two Story HOUSES south side of Union st., east of and near Hicks-st., 23 by 50 feet, with Gas Fixtures and modern improvements. Also, brown-stone HOUSE, 25 by 50 feet, No 397 Henry-st., within five minutes' of Hamilton av. Ferry. THOMAS S. SIMMS, Union, near Hicks-st.

TO LET, or for SALE, in SOUTH BROOKLYN—An elegant brown stone, three story HOUSE, new and in beautiful order and handsomely finished, and very pleasantly situated on the N. W. corner Second place and Court-st. Also a handsome 3½ story HOUSE, No. 245 Clinton, south of Harrison st., one of a row of nine, same style. The above are replete with conveniences and have all the best modern improvements. Also, the splendid MANSION HOUSE corner Clinton and Carroll sts., 50x56 feet, with Garden Lots. Apply to JOHN RANKIN, residing in the last named house, or to Mr. WM. H. CRANE, No. 81 Maiden lane.

TO RENT in CANAL-ST.—Just east of Broadway, the FIRST FLOOR and BASEMENT of premises No. 58, size about 25x90. Apply immediately to R. G. PIERCE, Fire-st., cor. Broadway, under the Metropolitan Bank.

TO LET—Several STORIES of the large building No. 26 and 28 Frankfort-st., well suited for any mechanical business. Will have a steam-power hoisting, and be war med by steam. Steam-power will be supplied, on reasonable terms, day and night. Will be ready April 1. Apply to CHARLES JENKINS, No 22 Frankfort-st.

TO LET—One or two desirable OFFICES in Trinity Building, cheap. Address Box No. 2 855, P. O.

TO LET—STEAM POWER, and well-lighted ROOMS, near Broadway, on Canal, Elm and Walker sts., at low rates. Possession immediate, without charge till 1st May. Also, the entire corner STORE, No. 13 Canal st., by Mr. GAUDU, No 108 Walker-st.

TO TAILORS in WANT of BUSINESS—STORE to LET, No 465 6th-av.—This is a good chance for a good Cutter, that can stock the store properly, and that will attend well to business, a good paying business will be had immediately and perhaps a fortune made. Furnishing goods and Clothing ready made and made to order can be sold from 6 A. M. till 10 P. M. Also to let, the BASEMENT, a good place for a fine Bootmaker. Apply at No. 31 Fulton st.

TO LET—PART of a handsome three-story BRICK HOUSE, No. 76 Lafayette av., second block east of Fulton-av. Railroad, Brooklyn, to a small family without children. Terms moderate. Locality and neighborhood desirable. Apply on the premises.

TO RENT—The three-story brick HOUSE No. 179 East 21st st., second door from 2d av., replete with all the modern improvements. Parlors handsomely furnished with velvet carpets, mirrors, sofas, chairs, &c., &c. Carpets and floor-cloth throughout. Also, part chamber furniture. Rent, $1,100. Apply to DANIEL C. PENTZ, No 185 East 21st st.

TO LET—The BASEMENT, SECOND, THIRD and FOURTH STORIES of the new marble building corner of Broadway and Chambers st., (the first story of which will be occupied by the Shoe and Leather Bank,) arranged in well lighted and convenient offices or in entire floors, as tenants may want. Possession given on the 1st day of May next. Inquire at the Bank corner of John and William-sts.

TO LET—A handsome brown stone front Building, and the use of a Stable, next door to the corner of Bedford av. and Wilson-st., Brooklyn, 4 minutes' walk from Peck-slip Ferry, and moderate to good tenant. Inquire next door or of GEO. C. JEFFERIES, No 106 Bowery, N. Y.

TO LET—That splendid four-story BRICK HOUSE, on 29th st., between 6th-av. and Broadway. House 25 feet front by 54 deep; with Bathroom, hot and cold water, gas, water-closets, range, furnace, speaking-tubes, &c., all in most perfect order. The owner being absent in Europe, the House will be let on very reasonable terms to a good and responsible tenant. Can be seen from 12 to 2 P. M. Apply to A. C. LOOMIS, 1,123 Broadway, near 26th-st.

TO LET—The UPPER PART of DWELLING No 825 Broadway; part possession before the 1st of May, if required. Apply at No 85 Murray st.

TO LET—HOUSE and FURNITURE.—A modern three-story HOUSE in 22d-st., between 6th and 7th-ave. has been elegantly furnished for six months; rent $600. Address Box No. 2 656 New York Post Office.

TO LET—Over the entrance to the Broadway Tabernacle, desirable ROOMS for Offices or business purposes. Rent from $150 to $400 per annum. Apply on the premises, No 342, or to PARTRIDGE & BRITTAN, No 300 Broadway.

TO LET in BROOKLYN—A three-story brick basement HOUSE, with all the modern improvements; very desirable location, No 185 Dean st., fifth house east of Bond, north side. Can be seen on Friday and Saturday from 9 till 4. Rent $450. Possession given immediately. Inquire on the premises, or to E. B. WESTON, No. 239 Broadway, up stairs.

TO LET—Two genteel COTTAGES at RAVENSWOOD, L. I., with Grounds and Stables attached, directly in front of the steamboat landing, at Lower Ravenswood. Stages pass the doors, every hour, to Greenpoint, Williamsburgh and Brooklyn.
Also, for sale, two desirable BUILDING LOTS, each 100 feet on road and East River, and about 450 feet in length next to steamboat landing. Apply to HARRIS & Co., No. 29 Peck-slip, or to J. S. HARRIS, near the premises.

TO RENT—At Macomb's Dam, the BRIDGE and the HOTEL on the Westchester side. Apply to ROBT. B. CAMPBELL, No. 6 Hanover st.

TO LET—A three-story brick HOUSE, No. 21 Hudson-st., situated between Reade and Duane-sts., at the terminus of the Hudson River Railroad. A superior stand for any kind of business, especially for a Bar and Restaurant. Rent $800. Inquire of WASHINGTON R. NICHOLS, No. 5 Newark, or of H. MARTIN, corner of Chambers and Hudson-sts.

## Houses and Farms Wanted.

A GENTLEMAN and Wife (no children) want to hire the LOWER PART of a HOUSE, containing all the modern improvements, in a pleasant street. Address BOSTON, Tribune Office.

OFFICE WANTED on BROADWAY—For the PRINTING and PUBLISHING business. Rent must be moderate. Address J. R. S., this office.

SMALL FURNISHED HOUSE WANTED—On the outskirts of the city, Jersey City, or Brooklyn. Eight or nine Rooms will be required. Rent not to exceed $250 per annum. Immediate possession wanted. Address Box No. 842 Post Office.

## Real Estate for Sale.

A FOUR-STORY BRICK HOUSE and LOT for SALE—No. 292 3d-av.—Will always rent well, and is a first-rate property for investment. $8,000 may remain on bond and mortgage. Apply to Dr. E. M. GUION, No. 127 Bowery, cor. Grand st.

A NEW HOUSE for SALE in BROOKLYN, on the south side of Degraw-st., between Court and Clinton; House three-story basement, with sub-cellar, 25x46 feet, with 16 feet extension; Lot, 25x100; gas in each story; hot and cold water-bath, marble mantles, all in good order, sold cheap. Inquire of E. H. DAY, No. 44 Douglass-st.

AT PRIVATE SALE—The three-story brick STORE and DWELLING HOUSE and LOT on the south-west corner of 7th-av. and 25th-st. Size of House 24 feet 9 inches by 40 feet deep, finished for store on first floor, being a first-rate stand for a family grocery store. Size of Lot 24 feet 9 inches by 79 feet deep, with a Brick Stable on the rear of lot. For terms, &c., apply to BAKER & WEEKS, No 1 Pine-st, corner of Broadway.

BROOKLYN LOTS.—For SALE, three LOTS in an improving neighborhood in the IXth Ward of Brooklyn, will be sold cheap, and on very accommodating terms. Apply to PECARES, BERNSTEIN & PHILLIPS, No 51 Liberty st., near Nassau.

COTTAGES at CLIFTON, STATEN ISLAND, FOR SALE OR TO LET.—One large new COTTAGE, situated about one mile from Vanderbilt's Landing, commanding a fine view of the Bay. It is well finished, and has every convenience for a genteel family, and a good Coach-House, and from 2 to 4 acres of Land.
Also, in same neighborhood, a small COTTAGE, in good order, with Coach-House, and about half an acre of Land. For particulars apply to LEVI COOK, No. 71 Broadway.

COTTAGE HOUSE and FARM for SALE—At Rye Neck, Westchester County, consisting of 30 acres of LAND in high state of cultivation, situated on the Boston Turnpike, about 23 miles from the City. Free access, by New Haven Railroad, seven times a day each way. Good stone fences on the premises and Barn, almost new, together with Farm-House and Out-Houses. A stream of never-failing water runs through the place, and good well of water at the door, together with a general assortment of trees and shrubbery. Apply to J. H. THORNE, No. 168 Walker st., from 8 to 10 A. M., and 6 to 9 P. M.

FOR SALE, BY PECARES, BERNSTEIN & PHILLIPS, No 51 Liberty-st., near Nassau.

Two three-story first class brick Houses, with all the modern improvements, in 46th st.
The four story first class English Basement House, W. st 23d-st., near 8th av., having all the modern improvements.
The four story and basement brown stone front House No 603 8th-av., near 42d st.
The three story brick House corner of Clinton and Rivington-sts.
Two four story brick Houses, 7th av., near 25th st.
The four story brick House No 491 East 12th st.
The Gore Lot, 40 feet front, with the improvements thereon, west side of 8th av., near 46th st.
Two Lots south side of 49th st., 100 feet east of 10th av.
Six Lots in Harlem, 129th st., near 6th av.
The three story and basement brick House, finished in handsome style, corner of Lee av. and Rose-st., Brooklyn.
Together with a number of Houses and Lots in New-York, Brooklyn and Williamsburgh.
All of the above property will be sold cheap, and on easy terms.

FOR SALE, at ELIZABETHTOWN, NEW-JERSEY—A large, commodious, DOUBLE HOUSE, two-story and attic, with a two story extension tea-room, newly repaired and painted, with half an acre of ground, handsomely laid out, with terrace, shade and fruit trees, grape vines, &c., with stable and carriage-house. The place is well calculated for a genteel family or boarding house, and but five minutes' walk from the Depôt. Will be sold low and on easy terms. Apply to SILAS DAVENPORT, No. 110 Broadway, Metropolitan Bank Building, basement.

FARM FOR SALE—A first-rate Farm for Sale Low; well located, in Somerset Co., N. J., 23 miles from New York, containing 58 Acres, wide Land, good Buildings, and well watered; 7 miles from Railroad Depôt which connects with daily line of stages. Possession given immediately. Also, the stock and Farming Utensils for sale with the Farm, if desired. For full particulars apply to GEO. C. SMALLY, No. 54 Wall st., 2d floor, front office.

FACTORY for SALE.—The large four-story Brick and Iron BUILDING fronting on Cherry and Water-sts., (Nos. 265 and 267 Cherry-st. and Nos. 520 and 522 Water st., in the city,) being 50 feet front and 125 feet deep, well lighted, built in the most substantial manner, and fitted with steam, gas and water pipes throughout.
The buildings contain a superior 60 horse power Engine, about 600 feet of Shafting, and Cards, Spinners, Layers and all other machinery necessary for manufacturing cotton cordage, all in complete working order, and ready for immediate operation, together with exclusive patent-right for using the same for this and two adjoining States. The buildings, engine and shafting may be sold without the cordage machinery. Apply at the premises, No. 267 Cherry-st., or to S. A. HOLT, No. 166 East Broadway.
N. B.—There is room and power for a much larger quantity of machinery than that now contained in the building.

FOR SALE—FARM, 50 acres, $3,000; do. 115 acres, $8,000; do. 115 acres, $6,000; do. 120 acres, $8,000; do. 140 acres, $10,000; do. 48 acres, $12,000. Also, a one-and-a-half story and basement COTTAGE and two LOTS, $1,400; two story and basement Cottage and six Lots, $3,200; two story and basement Cottage, with three acres, $6,000; 14 two-story and basement Cottages, each $1,500; beautiful Cottage, with 126 Lots, beautifully laid out, at Clifton, S. I., $12,000; and several other Houses and Lots in Brooklyn, Williamsburgh, Bergen and this city. C. M. HASTAIDE, Real Estate Agent, No. 2 Broadway, room No. 1.

FOR SALE—On Staten Island, within five minutes' walk of the Vanderbilt Landing, a very handsome new COTTAGE, built in the best style, with about 12½ full lots of ground; the garden embraces all kinds of vegetables and young fruit. The walks around the premises are tastefully laid out with gravel walks, flowers, shrubs, &c. Terms easy and title perfect. Good city property or railroad bonds will be taken in exchange. For further particulars, apply to ALBERT H. NICOLAY, Auctioneer, No. 4 Broad-st.

FOR SALE—The three-story and basement FRAMED HOUSE, corner of DeKalb and Marcy-ave., East Brooklyn, with the STABLE and FOUR LOTS of LAND on which they stand. The house is in good order, the fences new, and the grounds laid out with young Fruit Trees and Flowers. It is a paved road to all the ferries and a three-minute walk from the Myrtle-av. cars. Apply on the premises, or to THOS. W. GROSER, No. 71 Pine-st., up stairs.

FARMS for SALE CHEAPER than any others in New-York State—One of 75 acres, at Spring Valley, 35 miles on Erie Railroad; can be divided into two farms; price $3,000 half cash. Also, one at Clarkstown, Rockland County, 30 miles from New-York, 4 miles from Nyack, 36 acres. Also, one of 9 acres at Roosville, Staten Island; good two-story House, Barn, &c. Also, one of 93 acres at Spottswood, New-Jersey, two hours by railroad from New-York, a few yards from the depôt, can be divided into two or three; two crops can be raised each season; three-quarters of a mile from sloop landing. All the above will be sold cheap, if applied for at No. 81 Fulton st., before the 20th inst.

FOR SALE—At a very low figure, the COUNTRY SEAT of the late A. LIVINGSTON, Esq., at Northport, Long Island, comprising Cottage, Barn and other out-buildings, with 30 acres of land. The Cottage is located upon an elevated terrace, commanding a view of the bay and adjacent shores, and is upon the main road from Northport to Huntingdon. Apply to JAMES WOOD, Northport, or to C. C. PINCKNEY, No. 7 Nassau-st.

FOR SALE—A new three-story HOUSE on Pacific-st., Brooklyn, near Grand av. Part of first floor is a store. Full Lot. Price $2,750—$250 cash, balance easy payments. Will rent for $300. Inquire of Mr. SIMPSON, on the premises; or of D. K. GOULD, No 36 John-st., up stairs. Lots in Brooklyn, at a low price, and no payment, if improved.

FOR SALE VERY CHEAP.—HOUSE and LOT No. 196 7th-st., near Lewis, about 3 stories high, and built of brick, with extension, 3 stories high. Price $5,000. Only $1,000 required, and the balance can remain on bond and mortgage. Apply to MACFARLAN & MERRITT, No 49 3d-av.

FOR SALE at a BARGAIN—Four of those new three-story, high basement, Philadelphia brick front HOUSES, with balconies in front, in 46th st., between 6th and Lexington-ave. (Murray Hill). Size of houses 20 by 42; lots 20 by 98 feet 8 inches. One or the four will be sold for $6,500 each. $4,000 can remain on bond and mortgage for 3 years at 7 per cent., from 1st May next; will be ready for occupancy on or before the 15th inst. Croton water and gas throughout, in complete order. Apply to HASBROUCK, No 17 West 24th st., or 77 Wall st., up stairs room No 18.

FOR SALE, or EXCHANGE—For a paying BUSINESS in or near New-York, two BRICK HOUSES, three-story and basement, situated in a thriving part of Jersey City, within eight minutes' walk of the ferry. They are worth $7,000, of which $4,000 can remain on bond and mortgage. Title indisputable. Should anything offer of more value, the advertiser has another house in Hoboken which might be included. Address JAMES BROADMEADOW, 77 Maiden-lane.

FOR SALE, to CLOSE a BARGAIN—A neat COTTAGE HOUSE, a good large Barn, Carriage House, Granaries, Cribs, &c., all in good order, with about 14 acres of excellent Land. It is well stocked with all kinds of fruit, and near a Railroad Depôt in New-Jersey, within 20 miles of New-York. Apply to J. W. ALLEN, No. 2 Nassau st.
Also, for sale as above, one FARM of 60 acres; one of 40, one of 50, one of 56, one of 57, one of 65, one of 80, one of 77, one of 116 and one of 136 acres, all with good improvements and convenient to this city.

FOR SALE or EXCHANGE for CITY PROPERTY, in NEWTOWN, L. I., four miles from New-York—a convenient HOUSE 14 stories high with basements, new barn, with four Acres of first-rate Land, with abundance of young fruit trees. Churches and schools in the vicinity. It is easy of access to the city, by stage or railroad, at all hours of the day. Apply to JOSEPH ROBINSON, on the new plank-road, Newtown, L. I.

FOR SALE or to LET—A two-story HOUSE and seven LOTS, situated on the corner of 3d av. and 93d-st., Excelsior-place, commanding a view of Hell Gate and East River. Has Croton water introduced, with bath room attached. It is about three minutes' walk from the 2d and 4th-av. railroads and stages from the 3d av. pass the door every five minutes. Apply to A. HOWELL, on the premises, or at No. 90 Cliff st., N. Y.

FOR SALE or to LET—The four-story and basement Brownstone DWELLING HOUSE, No. 148 East 16th st., near Stuyvesant-square; contains all the modern improvements. Terms liberal. Apply to JAMES M. STARK, No. 49 Wall st., basement.

FOR SALE—The handsome three-story brick HOUSE and LOT, No. 219 West 21st st., near 9th av. It is well arranged and has all the modern improvements. If not sold by the 17th inst. will be offered then at Auction, by A. J. BLEECKER, at the Merchants' Exchange. Apply to JNO. SNIFFEN, Jr., No. 164 Front-st.

FOR SALE CHEAP.—Four BROWN-STONE FRONT HOUSES, situated south side of 38th st. near the 4th av. Are built in the most substantial manner, and handsomely finished, size 20 feet front and 53 feet deep. Will be sold at a sacrifice if applied for soon. Inquire on the premises of E. KILPATRICK.

FOR SALE—In Jersey City, a BRICK BUILDING, 60x40 feet; basement and three stories high with steam power, suitable for manufacturing purposes. For particulars inquire of F. McCRACKEN, No 74 Wall-st., N. Y., between 12 and 2 o'clock.

FOR SALE—In the village of Hillsdale, Columbia County, N. Y., an eligible and pleasant SITUATION, either for a professional man or as a summer residence for a city gentleman's family. Also 75 to 80 acres, (mostly) TIMBER LAND in Harwinton, Litchfield Co., Conn. Also, in said town, a good WATER PRIVILEGE, with Buildings, Fixtures, and part of the Machinery for a Cotton-Mill. Inquire of A. A. CRAFIN, No. 18 Exchange-place, or G. S. WELLS, No. 140 Nassau st., N. Y.

GREAT BARGAIN at WILLIAMSBURGH.—A 3 story brick HOUSE, No. 105 2d-st., only two blocks from Peck-slip Ferry, with gas fixtures and carpets. Price $5,100. S. COCKCROFT, No. 72 South 7th-st.

HOUSE for SALE or to LET.—The large three story modern built HOUSE, No. 253 10th st., (near 1st-av.) is in good order and has the modern improvements. Apply to C. S. ROE, or ALFRED ROE, No. 38 Wall st.

MOUNT VERNON PROPERTY for SALE—A new and convenient HOUSE, furnished in the neat manner, containing seven Rooms, Basement and Under-cellar; attached to the House is a beautiful Garden (100x105, containing fruit trees, &c. Price only $1,400. Terms easy. Apply to PECARES, BERNSTEIN & PHILLIPS, No 51 Liberty st., near Nassau.

SEVERAL FARMS for SALE—Within