

FRANK SALTER TRACT \$260,710

OFFERING OF 240 RIVERDALE LOTS SOLD AT AUCTION AT GOOD PRICES BY JOSEPH P. DAY.

Highest Sum Paid Was \$11,700 for a Lot at 256th Street and Broadway—Market Found for Parcels on Washington Heights and in the Bronx.

Big and little realty buyers yesterday indicated in a forceful manner their faith in the future of the Van Cortlandt section of the Bronx. They were present in large numbers at the Real Estate Exchange, Nos. 14 and 16 Vesey street, from noon until a late hour, and just before the doors of the rooms were closed last night, after one of the most successful auction sales held by Joseph P. Day or any other broker within its walls, they were the owners of the Salter estate tract of 240 lots with frontages in Broadway, West 24th and 25th streets, Newton, Sylvan and Valles avenues. They paid for the property \$260,710.

The offering was disposed of by Mr. Day for Stuard Hirschman and several other persons, who bought the tract less than a year ago. New high record prices for vacant lots in the district were made at the sale. That is one way in which the market has shown its faith in the realty future of the district. There was not a dull, listless moment, either, at the sale, and that was another vivid reminder of what those present think of the outlook in this charming residential part of the Bronx.

Mrs. Mary C. Thery, widow of the founder of the Holy Name Society, paid \$1,700 for a plot at the southeast corner of 256th street and Broadway. It was the highest sum paid for a parcel of the tract. The site has a frontage of about 21 feet on Broadway and of about 100 feet on 25th street. She also bought the adjoining plot with a frontage of about 55 feet on Broadway and a depth of 100 feet, for \$5,000. Theodore H. Friend paid \$2,500 for the plot at the southeast corner of Broadway and 25th street, 24 1/2 by 94 1/2 feet. He also purchased the adjoining plot, with a frontage in 25th street, for \$1,750. The plot, 25 1/2 by 85 1/2, at the southwest corner of 25th street and Newton avenue, was sold to George Form for \$2,250, and an adjoining plot, about 25 by 102 feet and fronting in 25th street, to the same buyer for \$1,550.

The prices paid for the block front on the north-south side of 25th street, west of Valles avenue, ranged from \$725 to \$1,600 a lot, for the block front on the north side of 25th street, from Sylvan to Valles avenues, from \$1,200 to about \$1,900 a lot. Along Valles avenue the prices paid were from \$500 to \$1,100 a lot and was obtained. The triangular parcel at Albany Post Road and 25th street was bought by Mrs. A. Ullman for \$750. It has a frontage of about 167 feet on the 25th street and of about 42 1/2 feet on the road. J. Romane Brown paid \$3,725 for three lots on the north side of 25th street, 25 feet west of Newton avenue.

Among the other buyers were Louis Fry, Jeanette M. Ockenden, McLaughlin & Stern, William C. Schmidt, J. L. Abraham, August Stroeter, L. Weil, Tishah Harris, the Chilton Construction Company, Emil Herz, M. Krug, Joseph Krug, Philip Krug, Pfender, H. Kress, Frieda Langen, J. K. Wildin, James F. Coleman, John J. Sheridan, C. G. Bolmer, P. J. Donahue, F. A. Whittig, Thomas Lynch, M. J. Conway, J. Bertsch and I. Kurtzman.

LOT 9, block 9, map part of Lot 10, Aron estate; due Aug. 20, 1912, 6 per cent; John F. Calder to Marcella N. Aron, 300 Broadway.

LOT 46, map Bailey estate (prior mg \$4,500); due Aug. 20, 1912, 6 per cent; John F. Calder to Marcella N. Aron, 300 Broadway.

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The Metropolitan Life Insurance Company has lent to Henry Corn \$150,000 on the old Chatham Hotel property, at the southeast corner of Fourth avenue and 15th street. A twenty-story loft building is to be erected on the site. It will be ready for occupancy February 1, 1911.

Slawson & Hobbs have leased the following houses: Northwest corner of 75th street and West End avenue, for Frank Bradley; No. 356 West 75th street, for Emma W. Harris; No. 309 West 75th street, for Mary A. Goodell; No. 355 West 120th street, for George Golmes; No. 501 West 75th street, for W. E. D. Stokes; No. 66 West 88th street, for Dr. Philip A. Morrow; No. 321 West 75th street, for W. E. D. Stokes; No. 201 West 48th street, for J. Carroll; No. 111 West 75th street, for John D. Thompson; No. 299 West 75th street, for Elizabeth P. Griswold; No. 113 West 85th street, for J. Scudder Woolley; No. 193 Riverside Drive, for Maud M. Snow; No. 251 West End avenue, for Nathaniel Bloom; No. 310 West 32nd street, for the Atlantic Realty Company; and No. 286 West 72d street, for W. E. D. Stokes.

Eugene Higgins has leased to Underhill, Church & Co., No. 9 White street, for ten years.

SALES OF BROOKLYN PARCELS. Green & Bailey have made the following Brooklyn sales: The two family brick house No. 335 East 29th street; three story brick bathhouse, No. 339 29th street; to Andrew F. Heenly for Charles H. Jourdan, and the two family brick house, No. 1315 Rogers avenue, to Sarah M. Carr.

Resorts. NEW JERSEY. On the Mountain Top. Apartment Hotels. HOTEL DEVON. 70 West 55th Street. 6 Apartments from 2 Rooms and bath to 3 Rooms and 3 Baths. Unsurpassed in this City in exquisiteness of furnishings and decorations.

Hotel Devonia. 1122 Broadway, N. Y. (40 Minutes from N. J.) The Montclair, Montclair, N. J. (40 Minutes from N. J.)

Hotel Seville. Madison Ave. and 39th St. Rooms and suites by the day, by the week and by the year in various styles. EDWARD PURCHAS, Manager.

Unfurnished Apartments to Let. BACHELORS. 55 West 33 St. 1-2 Rooms, Bath, Heat, Elevator. Meals served in rooms. If desired, furnished on each suite.

THE FALL SEASON AT ATLANTIC CITY—MOST ATTRACTIVE. HOTEL DENNIS. Directly on the strand, with unobstructed view of the ocean and Boardwalk. Open throughout the season.

WALTER J. BUZZY, Owner and Proprietor. Marlborough-Glenheim. ATLANTIC CITY, N. J. JOSHUA WILK & SONS COMPANY. MASSACHUSETTS. HEATON HALL STOCKBRIDGE, MASS. BERKSHIRE HILLS.

Autumn Golf at Stockbridge, Mass. Links in best of condition at Red Lion Inn and Heaton Hall open through November.

Private Sales Market. 15TH STREET—Van Vleet & Place sold for Charles Rubinger the newly remodelled four story and basement flathouses Nos. 213 and 215 West 15th street, on a plot 42x75 feet.

22D STREET—George R. Read & Co. sold for the Lillenthal estate No. 41 East 22d street, a four story building, 40x100 feet, on lot 53x83 feet, and the similar property adjoining, known as No. 43, for Walter L. Suidman. The combined parcels were held at \$175,000, and it is understood they were purchased for early improvement.

53D STREET—Isidor Blumenkron and L. Vogel sold Nos. 312 and 314 East 53d street, two three story buildings, 40x100 feet, on lot 53x83 feet.

75TH STREET—The McVicker-Galliard Realty Company sold for Charles A. Stadler No. 169 West 75th street, a four story dwelling house, on a plot 21x100 feet, to a buyer for occupancy.

10TH STREET—McKee, Hayward & Co. sold for William J. Casey, to James G. Johnson No. 296 West 10th street, a four story American basement dwelling house, on a lot 19x100 feet. It was held at \$55,000. He gave in exchange No. 21 West 66th street, a four story dwelling house, on a lot 19x100 feet.

181ST STREET—Shaw & Co. have sold for Edward J. Stelling No. 24 West 181st street, a two story building, 40x100 feet, on lot 53x83 feet.

14D STREET—W. Alan Alexander sold No. 209 West 14th street, a five story double flathouse, on a lot 25x100 feet, for the Hoffman Realty Company to George A. Sipp.

14TH STREET—The Brown Realty Company bought a six story elevator apartment house at the northeast corner of 14th street and Bradhurst avenue.

18TH STREET—The Graf estate sold the 50x100 feet on the south side of 18th street, 7 1/2 feet east of Broadway, to an investor. David Stewart was reported to be the broker in the deal.

AMSTERDAM AVENUE—Mrs. Hedwig Glass, through Herman & Lewis, an attorney, has sold the southeast corner of Amsterdam avenue and 163d street, a five story apartment house, on plot 100x45 feet. In part payment Mrs. Glass takes the five story apartment house, on plot 100x45 feet, at the northeast corner of Franklin avenue and Jefferson place, Charles I. Fleck and A. Joachim were brokers in the transaction.

BROADWAY—H. D. Baker & Bro. sold for Jacob Hirsch a plot 100x150 feet at the southwest corner of 153d street and Broadway, to the Levine & Levine Contracting Company. A six story elevator apartment house, to cost \$250,000, is to be built on the site.

EAST END AVENUE—Adolph Steinhart has sold to L. Wolf the five story tenement No. 82 East End avenue, on lot 25x80 feet.

Many Business Leases Reported. S. B. Goodale & Son have leased for Maria S. Simpson three upper floors of No. 208 West 23d street. Also for H. A. Hollman the fourth floor of No. 131 West 24th street, to the Henry A. Wise Wood Company.

Denzer Brothers have leased for a term of years, through Herman & Lewis, the store and basement at No. 15 Broadway, adjoining the corner of Cortlandt street; also, to Thomas A. Jacobs, the store and basement at No. 50 Nassau street; also, to Max Ackerman, the store at No. 15 West 34th street; for the estate of Maria I. Schermmer, 10,000 feet of land, 45 and 46 Walker street, to Kaplan, Frank & Co., 15,000 feet at the southeast corner of University place and 13th street; for the Marmac Construction Company, 4,000 feet at No. 104 to 108 West 27th street; for Jacob Elshelmer, 5,000 feet at Nos. 28 and 30 West Houston street, and to Cohen & Benjamin, 5,000 square feet at Nos. 155 and 157 Wooster street.

Frederick Fox & Co. have leased 7,000 square feet of space at No. 5 East 17th street, running through to No. 6 East 15th street, to the Bayer-Pretzelberg Company; also, 5,800 square feet at No. 28 to 32 West 27th street, to Jalkoff & Abrams; 5,000 feet at No. 129 to 133 Wooster, corner Prince street, to Leavy Brothers; 2,500 square feet at No. 38 West 25th street, for a term of years, to J. A. Kondell; the ground floor at No. 5 West 43d street, to S. Silmswiz, and for Samuel Hyman, the store and basement at No. 59 East 9th street.

Clarence Martin has sold two lots on the north side of Grand avenue, 48 feet west of Second avenue, Long Island City, to Mrs. Marsh. Abraham Nussbaum has sold for Jacob Vogelstein two lots, 145x250 feet, at the southeast corner of Camp and Hendrickson avenues, Merrick, Long Island. The Princess Day Realty Company has sold the Mercerau Farm, at Huguenot, Staten Island, to Mr. Wheeler.

J. Romane Brown has sold to James Butler the lot 8x75 feet, at the northeast corner of Lawrence street and South Broadway, South Brooklyn. Mr. Butler, it is understood, will build stores on the property. George L. Long has resold for the Leonard Moody Realty Company a tract of sixty acres at Franklin Square, Nassau County, Long Island. This property, which has been known as the Stokes and Knowles tract. The land is near the St. John's Station of the Long Island Railroad, four miles east of Jamaica, and borders the Jamaica and Hempstead Turnpike and Courthouse Road.

Alfred E. Toussaint sold for Ernest Bystron to Frank A. McClelland fifty-three lots at Debs Ferry, N. Y. The buyer owns an adjoining parcel. Joseph P. Day has sold to a Western syndicate the property known as the Messenger Farm, at Sands Point, about 100 acres, adjoining the estates of Howard Gould, Isaac Guggenheim and W. Bourke Cockran. It is the intention of the syndicate to meet the growing demand for small country estates by putting the property into acreage plots and making a high class residential suburb in keeping with its immediate surroundings.

ALTERATION PLANS. MANHATTAN. 53D ST., No. 248 West, a 7 story brick brewery; R. T. Lyons, 142 West, 4th story, architect; cost, \$6,000.

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