

BROADWAY SITE SOLD PROPERTY WAS OWNED BY THE GAL-LATIN ESTATE FOR 77 YEARS.

Market Found for Baptist Temple Property in 116th Street— Auction Sale of Patten Estate Parcels To-day.

Some fine investment properties in downtown districts changed hands yesterday at private sale, and in the auction market good offers were obtained for the majority of offerings.

The brokerage transactions included the sale of the Maryland apartment house, at 16th street and Amsterdam avenue for \$125,000. Building Company, for about \$250,000; of a six story apartment house, at 15th street, at 141st street and Seventh avenue, to the Monahan Realty Investing Company; of a five story building in Lafayette street, facing Cleveland Square; of a resale of a parcel in the Chelsea district, and a change in ownership to a number of plots in the Pennsylvania tunnel district.

NASSAU ST. LEASE. Brokerage Reports Indicate Brisk Renting Season.

The Charles F. Noyes Company has leased the store and basement at No. 100 Nassau street from John T. Raymond, for a term of three years, at \$125,000. Also the store and basement at Nos. 62 and 64 Beekman street to T. R. McManis & Son. Also leased through A. H. Mathews the second floor of No. 27 Maiden Lane, corner of Nassau street, for Simon Frankel to M. Steinshneider for a long term of years.

There was also an important deal near Lott Street, and the sale of some choice plots in the Bronx.

One of the principal downtown transactions reported yesterday was the purchase by I. Randolph Jacobs, for about \$125,000, from the Gallatin estate, of No. 454 Broadway, a five story store and loft building, on a lot 55x100 feet, and fronting on Broadway.

The property is in the section in which Frank M. Hofstad, the Pittsburgh millionaire, recently acquired \$3,000,000 worth of realty, his purchases comprising a large block of property on Broadway, including the corner of Broadway and Leonard street and the northeast corner of Broadway and Franklin street.

Another important transaction was the purchase by Levy & Starr of the Baptist temple property, No. 11 and 13 West 116th street, near Fifth avenue, in which a negro congregation worships. Levy & Starr, it is said, will alter the building into a moving picture theatre.

The property consists of a brick and stone structure on a plot 61x101.1, 143 feet west of Fifth avenue. It was acquired by the Baptist Temple in 1904 from the estate of the Rev. Dr. J. W. C. Smith, of New York, for a stated consideration of \$60,000.

It was learned yesterday that the Sigma Nu fraternity, which occupies under lease the four story dwelling house, No. 540 West 116th street, has arranged to purchase the property from Henry Loeberberg, a company known as the Sigma Nu Realty Association, with a capital of \$100,000, to carry out this plan. The house occupies a lot 18x101.1 feet, between Amsterdam avenue and Broadway.

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19x89.9 feet. The property adjoining, Nos. 52 and 54, was sold recently.

26TH STREET—George R. Road & Co. have sold for John J. Bogert No. 24 West 26th street, a private house, on lot 21x89.9 feet, and for John McKee Nos. 286, 248 and 250 West 26th street, three dwelling houses, on a plot 63.13x138 feet, making in all a plot with a frontage of 84.11 feet.

30TH STREET—The Miller estate sold No. 553 to 557 West 30th street, a plot 60x136 feet, partly covered with a four story building. The plot is 144.10 feet east of Eleventh avenue, and abuts on the New York Central Railroad freight yard.

6TH STREET—Edgar Williams sold to Jasper & Goebel No. 20 West 6th street, a five story building, on a plot 105x105 feet, 100.5 feet, to J. Duttling, who owns Nos. 20 and 32, adjoining.

116TH STREET—Levy & Starr bought the Baptist Temple, Nos. 11 and 13 West 116th street, near Fifth avenue. The property comprises a brick and stone structure on a plot 61x101.1 feet, 143 feet west of Fifth avenue.

CLAY AVENUE—R. I. Brown's Sons sold for the Thornton Brothers' Company the plot, 60x89 feet, at the northwest corner of Clay avenue and 169th street. The buyer will improve it for business purposes.

BRONXWOOD AVENUE—George Bezdold sold to Michael Costello the dwelling and barn on plot 100x100 feet, at the southeast corner of Bronxwood avenue and 218th street.

INTERVALE AVENUE—J. Clarence Davies sold for Jacob Hirsch the three lots, 75x88 feet, on the west side of Intervale avenue, 371 feet north of 165th street.

ST. LAWRENCE AVENUE—Jacob Cohen sold five more of a row of nine new two family houses erected by him on the east side of St. Lawrence avenue, between 14th and 15th streets, in the Gleason tract. This completes the sale of the entire row.

IN THE AUCTION ROOMS. The auction sales held yesterday at the Real Estate Exchange salesrooms, Nos. 14 and 16 Vesey st., resulted as follows:

By Bryan L. Kennedy. 68TH ST., 71, n. s. 68 ft. e. of Columbus ave. 15x 25.00; 3 st. 1/2; vol. sale; to Henry D. Weissman for \$25,500.

44TH ST., 100, n. s. 60 ft. e. of Park ave. 25x 100.5; 5 st. 1/2; vol. sale; to Henry D. Weissman & May, for a client, for \$40,250.

70TH ST., 116, n. s. 60 ft. e. of Park ave. 25x 100.5; 4 st. 1/2; vol. sale; to Dr. L. T. Koller for \$28,000.

122D ST., 425, n. s. 25 1/2 ft. e. of 1st ave. 16x 81.10; 3 st. 1/2; vol. sale; to Dr. L. T. Koller for \$28,000.

10TH ST., 111, n. s. 60 ft. e. of Park ave. 18x 100.5; 3 st. 1/2; vol. sale; to Dr. L. T. Koller for \$28,000.

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100, due Oct 30, 1908, 6 per cent; Louis Rash to Amelia Seaman; \$125.

16TH ST., n. s. 50 ft. e. of Stebbins ave. 25x134 ft. 100; due Oct 30, 1908, 6 per cent; per bond; to Christian C. Reagans; \$1,800.

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