In the Real Estate Market

Business Properties on Lower West Side Sold

Perry Street Building in Trade for White Street Parcel.

UNION SQUARE DEAL INVOLVES $700,000

Bings Buy Park Av. Corner for Apartment Site—Commerce for Dyckman Section.

Charles F. Noyes Company announce an interesting investment transaction involving properties worth approximately $350,000. For the St. John's Park Realty Company (James H. Cruikshank and William D. Kilpatrick) the Noyes Company has sold the new 8-story fireproof building at 155-159 Perry st. on lot 66x100. In part payment Cruikshank & Kilpatrick have taken 24-6 White st. and have made the additional purchase of 25 Walker st. The White and Walker st. buildings are 6-story structures connected with bridges and cover a plot of 6,630 square feet. The buildings are leased to J. W. McCann & Co. and Schwab & Co., subject to a net rental of $10,600, less taxes and insurance. These buildings figured in the transaction on a cash basis of $140,000. Both buildings were rebuilt about four months ago from plans of Richard Berger and are modern loft buildings of the type in a location made exceptionally desirable because the property is in the same block as the proposed Seventh av. subway station, West Broadway and Franklin-White st. There will be four other subway stations on Canal st., a few blocks distant when the present subway scheme is completed.

The Perry st. building is leased to the J. R. Watkins Medical Company, a large drug concern, for twenty years, subject to an aggregate rental of about $300,000. The purchaser of the Perry st. building is the Colonial Real Estate Association, of which George P. Slade is treasurer and Alfred R. Kirkus, secretary. Dixon & Holmes, attorneys, represented the Colonial Company and Bowers & Sands the St. John's Park Realty Company.

Another interesting sale of business property in which about $700,000 is involved concerned the Lincoln building, a nine-story structure on leased ground at 1 and 3 Union Square West, northwest corner of 14th st., which has been sold by William Crawford. The structure fronts 57.7 feet on Union Square and 116.10 feet on 14th st. The fee to the ground is owned by the Spingler estate and the building has been held at $350,000. The new owner is the Wheatley Hills Land Company, which gave in part payment a tract of 750 lots at East Williston, L. I.

Bing & Bing have purchased through Leon S. Altmayer, from various owners, a group of seven three-story dwellings and a vacant lot at the southeast corner of Park av. and 92d st. It comprises a frontage of 80 feet on the av. and 156 feet on the st. The buyers have in mind the improvement of the site with a 12-story apartment house.

Title to the parcels on 92d st. purchased are held as follows: 100, Charter Realty Company; 102, Sarah Waldheimer; 104, Gussie Spektorsky; 106, Lawrence P. Elliman; 108, Henry F. Lippold, and 110 and 112, by the Hoguet family. The vacant lot at 114 was also owned by the Charter Realty Company.

Slawson & Hobbs have sold to Weber & McLoughlin, for the estate of Lydia M. White, a plot of about eight lots fronting 200 feet on 215th st. and half the block on the Harlem River, between 214th and 215th sts. The property was sold at $70,000. The purchasers will erect a dock, towers, concrete coal pockets and garage on the property to cost about $59,000. The plant will be completed and ready for business during the coming winter season.

Weber & McLoughlin are large dealers identified with upper Manhattan and it is significant that a firm of their standing recognizes the need of an extensive plant in the Dyckman section.

Harry A. Cohen has sold for the Kovacs Construction Company, 813 Faile st., a five-story flat house, on plot 40x100, near Lafayette av. Mr. Cohen also negotiated the recent sale of the plot 140x100, at the southeast corner of Clinton av. and 181st st., for James F. Meehan. Gustav Spergel, the buyer, gave in exchange the new five-story apartment house, 1147 Tiffany st., which has since been resold. The Clinton av. corner has also been resold, through Mr. Cohen, to a builder, who will improve the site with three five-story apartment houses.

Other sales announced follow:

131ST ST.—Morris Moore has sold for Gustave Levy to a client, for investment, the three story and basement brownstone dwelling at 250 West 131st st., on a lot 20x100 feet.

131ST ST.—Porter & Co. have sold for Lizzie L. Kelly, 238 West 131st st., a three story dwelling house, on a lot 15x99.11 feet, near Eighth av.

131ST ST.—Van Vliet & Place have sold for the Lawyers' Mortgage Company the three story dwelling at 132 West 131st st., on a lot 15x99.11 feet.

PERRY AV.—Max J. Adler purchased from Henry H. Studley 2325 Perry av., a two story dwelling, on a lot 25x100. The Studley Realty Company negotiated the deal.

240TH ST.—Howard Hayes has sold to Nicholas P. Walsh the plot, 120x100 feet, on the south side of 240th st., about 125 feet west of Katonah av.

MIDTOWN SECTION BUSINESS LEASES

Loft, Store and Office Space in Demand—Commercial Rentals in Other Districts.

...ss & Brown Company has leased ... Seaich Realty Company to Rose ...r & Bob Davis, Inc., the second ... No. 38-42 East 32d st.; also ... the building at the southeast ... Broadway and 31st st., to ...Zubin, and offices in the Strand Th... building, at the northwest corner ... Broadway and 47th st., to Bern... Burke; and the front half of the 9th floor, at 14-16 East 33d st., to Bernard Schaflin.

L. Tanenbaum, Strauss & Co., Inc., have leased for the George Backer Construction Company, to Henry Kupfer & Co., the entire store, basement and first loft of the building now in the course of construction at 31-37 East 31st st. for a term of years. Henry Kupfer & Co. are a drygoods commission house, who have for many ...rs been located in the old Greene ...ction.

...thy & Fellows have leased for ...n Holding Company to John R. MacMurray for a term of twenty-one years, at an aggregate rental of $150,000, 16 West 56th st. This property consists of a new six-story building on lot 25x100, and is just west of the property recently purchased by the Calumet Club.

M. Forman & Co. leased the third loft at 12 West 21st st. to Berkman & Klatzin and the sixth floor at 13 West 20th st. to Deutchman Bros., and the tenth floor at 291 Seventh av. to Flaster & Bleir.

The firm of Osgood Pell and Clark T. Chambers has leased for W. W. Harrison Company a small store at 34th st. and Fifth av., to the Jeanette Company, now at 1603 Broadway, for a term of years.

The Corn Exchange Bank has leased the store and basement of the building being erected by E. A. Cruikshank, on the northwest corner of 207th st. and Post av. The Corn Exchange Bank expects to occupy these quarters about December 1. Cruikshank Company were the brokers in the matter.

Sidney L. Warsawer has leased for William H. Gunther, for a term of years, the building, 307 West 41st st., to M. K. McCarthy.

Samuel H. Martin has leased for Mrs. Crawford space at 28 West 60th st. to the Columbia Automobile School.

$200,000 Brooklyn Lease.

T. A. Baffa & Co. have closed a factory lease for a long term of years at an aggregate rental approximating $200,000 to Schaeffer & Budenburg, manufacturers of steam gauges and thermometers. They will occupy the greater portion of the seven story concrete building to be erected by the Gretsch Corporation on the northwest corner of Berry and South 5th sts., Brooklyn. The construction work on the building is to begin at once, and be ready for occupancy on January 1, 1915.

Work is rapidly progressing on the sixteen story fireproof structure of the Fulton Bag and Cotton Mills, corner of Wythe av. and South 1st st., being on a plot 200x100 feet, which was sold through the same brokers to the Fulton company about a year ago.

IN THE AUCTION FIELD.

The following transactions were recorded at the Manhattan Real Estate Exchange yesterday:

By Joseph P. Day.

SOUTH ST, 178 and 179, n s, abt 65 e of Roosevelt st, 41.9x151.4 to Water st (337-9), 37.4x75.8; 4 sty tenmt and stores; 4 sty market and 2 and 3 sty stable. Withdrawn.

At The Bronx Exchange:

By Charles A. Berrian.

JEROME AV, e s, blk front bet 164th and 167th sts, 466.5x125.10x irreg; vacant. Adjourned to August 7.

JEROME AV, s e cor of 164th st, 201.8x153.6x irreg; vacant. Adjourned to August 7.

By J. H. Mayers.

BELMONT AV, 2508, e s, 132.2 s of Fordham rd, 25x100; 2 sty dwlg. Sold to Gerardo Deanglinias for $4,150.

217TH ST, E, e s, 181 s of White Plains av, 50x114. Sold to the plaintiff for $2,000.

By Herbert A. Sherman.

BELMONT AV, w s, 200.5 s of 177th st, 200x163.5 to Arthur av (1911), 201.8x180.1; 2 sty dwlg and brk 2 sty bldg. Adjourned to July 10.

By Joseph P. Day.

BOSTON RD, 1444, s s, 119.6 s of Prospect av, 25x90; 4 sty tenmt and stores. Sold to the plaintiff for $15,500.

RECORDED LEASES.

JUNE 26.

Manhattan.

SULLIVAN ST, 220 and 222, all: Premia Real Estate Co to S Laguardia, 436 W Bway; 3 yrs from July 1, 1914; $4,475; atty, P F Marrow, 162 Bway.

PARK ROW, 187, store and basement; D Fox et al to L Abrahams, 431 E 138th st, or 2 Chatham sq; from completion to May 1, 1916; $1,800.

158TH ST, 473 W, two stores; J Greissgrow and ano to M Blackman, 473 W 158th st; 4½ yrs from July 1, 1914; $1,080.

1ST AV, 1213, store and basement; J P Wulff to C Boppel, 500 E 84th st; 5 yrs from July 1, 1914; $1,320; atty, E M Burghard, 111 Bway.

3D AV, 293, store floor and rear; J Fisher and ano to Annie Greenburg, 129 2d av; 5 yrs from July 1, 1914; $1,800; atty, J A Fowler, 66 Bway.

49TH ST, 324 W, w store and basement; J H Wohlmann and ano to Sarah Shea, 324 W 49th st; 5 yrs from May 1, 1914; $720; atty, J T Wall, 303 W 54th st.

LENOX AV, 664, all; Manhattan Av Holding Co to H Eberlich, 110 W 143d st; 5 yrs from Sept 1, 1914; $6,800.

38TH ST, E, s s bulkhead line, runs s w 117.6x w 102.4x n e 79x 12.5x n e 3.6x w 31x n e 212x e, cont'g 19,071 sq ft; City of N Y to J Gordon, Inc, foot of 38th st, E R; 5 yrs from Aug 1, 1914; $3,750; atty, Corpn Counsel, Hall of Records.

The Bronx.

MELVILLE ST, 1767, all; G Ringler & Co to F Romano, 1207 Melville st; 5 yrs from July 1, 1914; $720 and $960; atty, G Ringler & Co, 203 E 92d st.

UNION AV, 642, cor of 152d st, cor store; H W Meyer to F Germino, 642 Union av; 6 yrs from May 1; $300; atty, F Germino, 642 Union av.

RECORDED TRANSFERS.

(With name and address of purchaser and attorney.)

JUNE 26.

Manhattan.

BLEECKER ST, s e cor Bank st, 45.3x50; 40 Laux an ano l, exrs W Laux, to M Weinstein and ano, 233 Central Park W; June 12; $100; atty, T G Co.

BOWERY, 166 and 166½, w s, 25x100; The Zerwill Co to H M Meinhard, 522 5th av; a t h & s; c a g; June 26; $1; attys, Hays, H & W, 115 Bway.

BRADHURST AV, s e cor 149th st, 99.11x50; T R Smith Realty and Const Co to T R Smith, 739 Sherman av, Plainfield, N J; 2-3 parts; June 20; $100; atty, W H Dixon, 31 Nassau st.

SAME PROPERTY, Ella Smith to same; 1-3 part; June 20; $100; atty, same.

BROOME ST, 141 e s, 20 e Ridge st, 20x60; J H Rogan, ref, to City Real Estate Co, 176 Bway; June 24; $9,000; atty, T G Co.

CENTRAL PARK W, w s, 55.11 s 105th st, 45x100; L B Schram and ano, exs U Herrmann, to Property Sales Corpn, 290 Bway; June 25; $117,000; attys, Woodford, R & B, 1 Madison av.

CHERRY ST, n s, 237.5 e Jackson st, 37x87.6; Griffon Realty Co to B Isaacs, 224 Foster av, Bklyn (mtg $45,500); June 25; $1; atty, L Manheim, 302 Bway.

SAME PROPERTY, B Isaacs to L Tuchmann, 1990 7th av (mtg $40,000); June 25; $1; atty, same.

COLUMBUS AV, 100 w 64 st, 25x100; Sarah E Martin to J McComb, exr, North Bergen, N J (prior mtg $12,000); June 25; due Aug 25, 1914; 6 p c; $3,000; atty, H B Bradbury, 141 Bway.

180TH ST, e s, 100 w Southern Boulevard, 22.9x99.5; 187th Street Construction Co, Inc, to Lawyers Mtg Co, 59 Liberty st; June 20; due, etc, as per bond; $19,000; atty, T G & T Co.

223D ST, n s, 155 w White Plains rd, 25x114; A R Austin to Grace I Grose, 530 West End av; June 25; 3 yrs, 5½ p c; $4,000; atty, T G & T Co.

223D ST, n s, 130 w White Plains rd, 25x114; same to same; June 25; 3 yrs, 5½ p c; $4,000; same atty.

SATISFIED MORTGAGES.

(With name and address of lender and attorney.)

JUNE 26.

ALEXANDER AV, 305-377, s s, 25 s w 142d st, 60x105; June 26, 1906; A Epple to G Ehret; $6,000; atty, E M Burghard, 111 Bway.

AV C, w cor 10th st, 31.9x61.5x—x52.7; Dec 12, 1905; Rose Becker to Margaret H Rodgers, J and B F Elgar, exrs and trus; $2,000; atty, Seward Baker, Westchester, N Y.

BAILEY AV, e s, 150 n Boston av, 77.3x75.2x75x82.5; Heath av, w s, 140 n from n e road from Kingsbridge to Williamsbridge, 75x90x75x96.8; April 14, 1909, to E. G L. R J. H. W H and Elizabeth Lucas (latter now Scofield) to Josephine E Mann; $7,000; atty, M J Sullivan, 148th st and Willis av.

CLINVILLE AV, w s, 164 n Thwaites pl, 44.10x101.8; Lucy Gregory and ano to A Lowsth; 1900 E 182d st; June 24; 3 yrs, 5½ p c; $3,500; atty, C P Hallock, 999 E 180th st.

SAME PROPERTY; same to Garvey Bros Co, 1911 White Plains rd (prior mtg $3,500); June 24; 2 yrs, 5½ p c; $500; same atty.

SIMPSON ST, o s, 247.11 n Home st, 25x100; Margaretta H McCreery to J McComb, exr, North Bergen, N J (prior mtg $6,000); June 25; due Aug 25, 1914; 6 p c; $2,000; atty, H B Bradbury, 141 Bway.

TIFFANY ST, w s, 231.8 n 165th st, 20x100; Value Realty Co to Lawyers Mtg Co, 59 Liberty st; June 26; due as per bond; $5,000; atty, T G & T Co.

TRINITY AV, e s, 343.9 s 156th st, 18.9x80.11; Martha Kemmer to Lawyers Mtg Co, 59 Liberty st; June 26; 5 yrs, 5½ p c; $3,500; atty, L T I & T Co.

VYSE AV, w s, 175 s 172d st, 25x100; Sarah E Martin to J McComb, exr, North Bergen, N J (prior mtg $12,000); June 25; due Aug 25, 1914; 6 p c; $3,000; atty, H B Bradbury, 141 Bway.

18ST