

# Real Estate Opportunities in City and Suburbs for Tribune Readers

REAL ESTATE AT AUCTION

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BOROUGH OF MANHATTAN

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FACTORY PROPERTY

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Remember, Real Estate can be bought at Pre-War Prices, while every other commodity has increased in cost 100% to 200%.

*Joseph P. Day*  
Auctioneer

The U. S. Government Proves the advisability of Owning Your Own Home. Building Lots should soon be in as great a demand as are Homes to-day.

## LIQUIDATION AUCTION SALE

By Order of Stockholders, TO CLOSE OUT SCHEER REALTY CO., Inc.

## 209 EDGEMERE LOTS

TO BE SOLD SEPARATELY ON BOULEVARD, BEACH FROM 23D ST. FACING JAMAICA BAY AND WITHIN TWO BLOCKS OF OCEAN. PRACTICALLY ALL STREETS HAVE SEWER, WATER, GAS & SIDEWALKS.

## 7 HOUSES and 5 PLOTS

ARVERNE, L. I.

ON BOULEVARD, BEACH 73D, 75D & 74TH STREETS.

NEXT SATURDAY, JULY 5, 1919

AT 2 P. M. ON PREMISES, UNDER LARGE TENT. 50% at 5%, or 60% at 5 1/2% on Mortgage for Three Years

KARELSEN & KARELSEN, ESQS., ATTYs., 87 Nassau St., N. Y. SEND FOR BOOKLET.

## ABSOLUTE AUCTION SALE

TO HIGHEST BIDDERS, REGARDLESS OF PRICE.

By Peremptory Order of Stockholders to Liquidate Holdings of Pennsylvania-Long Beach Realty Co.

## 164 LONG BEACH LOTS

TO BE SOLD SEPARATELY

OVERLOOKING ATLANTIC OCEAN

LOCATED TWO BLOCKS FROM HOTEL NASSAU AND ATLANTIC OCEAN, ON LONG BEACH BLVD., MONROE, RIVERSIDE, NATIONAL AND LAURELTON BLVDs.

SATURDAY, JULY 19

AT 2:30 P. M. ON PREMISES, RAIN OR SHINE.

60% may remain for 3 years at 5%

CHARLES E. RICE, ESQ., ATTY., 52 WALL ST., N. Y. C.

31 Nassau St., N. Y. City

Phone Rector 6500

## Public Auction

Partition Sale

Acker farm, 54 acres fine rolling land on Ridge Street, near Port Chester, N. Y., will be sold on premises Wednesday, July 2, two P. M., by order of the Supreme Court of the State of New York. Train leaves Grand Central Station for Port Chester at 1.06 P. M., or one hour motor trip from New York City, excellent roads.

Estates of Judge Irving Lehman, Dunlevy Milbank, John I. Downey and other magnificent estates surrounding.

Wonderful opportunity for Gentleman's estate or real estate development.

For particulars, apply

WILLIAM BARUCH, Esq., Attorney for Plaintiff, OR FREDERICK E. WEEKS, Esq., Referee, White Plains, N. Y. Phone Port Chester 499

## Big Water Front Plots on Great South Bay

AT PUBLIC AUCTION

Fine Harbor, Good Anchorage, High Shore; 10 minutes' walk from Oakdale Station.



Sale Monday, July 7th, 12 o'clock Noon

At Exchange Salesroom, 14 Vesey Street

5% discount allowed where purchase covers three or more plots.

Several ACREAGE plots adjacent to property of W. K. Vanderbilt close to Oakdale Station, with shore privileges on the Bay, will be included.

Title Policy Free.

BRYAN L. KENNELLY, Auctioneer, 156 Broadway, New York City.

## TO LET FOR BUSINESS PURPOSES

OFFICES, SALESROOMS 20,000 sq. ft. or more TO SUBLET NOW FOR 3 YEARS \$1 per Ft. WOULD PROBABLY BE ACCEPTED. Place very light. Pine elevator service. Sprinkler, low insurance. Near Subway. S. Osgood Pell & Co., 17 W. 44th St., New York City.

## NEW FIREPROOF GARAGE

NEAR TIMES SQUARE 2 Stories & Basement, 50x100 Long Term Lease—Principals Only BRETT & GOODE CO. 682 Fifth Avenue Bryant 685

## FOR RENT—For long term of years

7 to 13 West 21st St. and 6 to 14 West 22d St.

Plot containing 25,000 sq. feet. Will improve to suit tenant.

KLEIN & JACKSON

501 Fifth Ave. Tel. Vanderbilt 4520. OR YOUR OWN BROKER

## Just Across 42d St. Ferry

thirty minutes from Times Square, on the very tip of the Peninsula, commanding unmatched night and day views of river and city; house of light brick, tiled roof, 15 rooms, 2 baths, extra lavatory, garage, on about 13,750 square feet of land; a beautiful suburban home within the reflected light of Manhattan. For price, etc., see WOOD, DOLSON CO., 2,240 Broadway, corner 80th St.

## ROOMING HOUSE

Private Dwelling, recently altered, containing 15 rooms with 6 baths, offered for sale at bargain. Price, \$5,800. Cash required. In perfect condition. Sold to settle financial obligations. Guardian Holding Co., Inc. 50 E. 42d St. Tel. Vanderbilt 2344-5-6

## BEAUTIFUL HOME

4-story American Bldg. Every detail perfect. Expensively finished. Recently re-decorated. Only \$25,000. S. Osgood Pell & Co., 17 W. 44th St., New York City.

ESTATE will sell one of the most valuable corners in downtown Manhattan, lower West Side, size of plot 1,288 ft. all reasonable offers will be carefully considered. "D. S." Box 113, Tribune.

## FACTORY PROPERTY FOR SALE

NEWARK, N. J. Three story brick corner building, 20,000 Sq. Ft. concrete floor, elevator, boiler, engine, immediate possession, terms suit. JOHN J. BERRY, Broad and Clinton Sts., Newark.

## UNFURNISHED APARTMENTS WANTED

Transportation official desires four or five large rooms unfurnished, equipped for housekeeping either in apartment building or floor in desirable home—(two in family)—and convenient. A 25 TRIBUNE.

## OFFICE WANTED

WANTED—OFFICE 250 TO 350 FEET, OUTSIDE EXPOSURE, MODERN OFFICE BUILDING, COLUMBUS CIRCLE, GRAND CENTRAL OR TIMES SQUARE DISTRICTS. PHONE CORTLANDT 4521

## FURNISHED HOUSES TO LET

To Let to Oct. 1. House furnished 3 rooms, bath, electricity, gas, sleeping porch; large grounds; 1 hour commutation on west shore of Hudson. Address: E 250 TRIBUNE

## Buy a "Macaday House"

Manhattan Beach

Property Office Open Every Day or Evening

Phone Conely 1600

SALES AGENT, 31 Nassau St., Phone Rector 4500

## REAL ESTATE AT AUCTION

Bryan L. Kennelly, Auc'tr.

Bryan L. Kennelly, Inc., will sell AT AUCTION,

Wednesday, July 9, 1919,

at 12 o'clock noon at the Exchange Salesroom, 14-16 Vesey St., New York City.

4 1-4 Acres

WITH HANDSOME DWELLING, S. W. corner of Wolf's Lane & Secor Lane, formerly known as the Secor Place, more recently known as the George Robert Pl.

PELHAM, N. Y.

House contains about 16 rooms and five baths, rose garden, tennis court, beautiful trees, outbuilding, garage for five cars and chauffeur's quarters upstairs. Terms very reasonable.

RALPH UNDERHILL, Attorney, 155 Broadway, N. Y.

Maps, etc., with attorney, or at Auctioneer's Office, 156 Broadway, New York City.

## UNFURNISHED APARTMENTS

MORNINGSIDE AVE. 40-45 and 6 rooms, \$55-60, concessions to October. Coleman

## MODEL FACTORY TO BE SOLD

New Fireproof Steel, Concrete and Brick

3 Stories and Light Basement 55,000 sq. feet of floor space, sprinkler, Less than two hours from New York City. Good male and female labor market. OVER SEVEN ACRES OF LAND

Recently appraised at \$200,000

Quick Buyer Can Secure for \$100,000

Net to Owner Apply Room 906—68 William St.

## Several Houses

Still For Sale

CITY ISLAND

Borough of the Bronx.

Near and on the water. Many desirable plots. All with water view, within few feet of good bathing.

Lexington Avenue subway to Pelham Park now being completed, making City Island easily accessible to all parts of New York.

Write for Booklet.

Joseph P. Day, Sales Agent, 31 Nassau Street, New York City. Office on Property Open Every Day.

## CHOICE INVESTMENT

Five-story 50-foot flat, 2 and 4-room apartments. All modern improvements. Rent, \$5,500. Price, \$52,000.

J. CLARENCE DAVIES, 143TH STREET AND THIRD AVENUE

## TO LET FOR BUSINESS PURPOSES

Corner Loft 10,000 Net Feet Suitable any light manufacturing. Central location. Principals only. G. E. BOX 149, TRIBUNE OFFICE.

## Store Floor 10,000 Sq. Feet

FACING ON 2 STREETS. Suitable any manufacturing. Below 14th St. Principals only. B. T. BOX 159, TRIBUNE OFFICE.

## Complete Hudson River Estate

Twenty room house, 4 baths, 8 open fireplaces, electricity, open plumbing, and gravity water system. Buildings in excellent repair, including stable, garage, power house, laundry, conservatory, bowling lawn, farm houses, barns and silo, 260 acres of fine farming land, 25 acres of healthy fruit bearing apple trees. Splendid private drives, lawns, gardens and old trees. River frontage and a wonderful view of the Catskills, Berkshires and Hudson. 700 acres of woodland. For price, terms and further particulars, apply to

CHARLES K. LEWIS, Brokers, protected Room 3104, 165 Broadway, N. Y.

## Big Seashore Auction Sale Will Open Ocean Front Property at Edgemere to Home Builders

Types of Arverne Houses to be sold at Auction



## Two Years Will Complete Downtown's Development

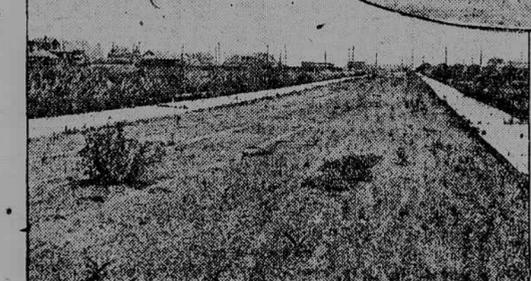
Only a Few Properties To Be Had; Prices Up 30 Per Cent in Year; Higher Levels Predicted; Section Has Grown Faster in 2 Years Than in Last 25

By Harry Hall

of William A. Waite & Sons

Truly the vitality of "little old New York" is something amazing. Just when even its most sanguine adherents had given it up for dead and had really come to believe that its old skin and bones had finally succumbed to the inevitable, it suddenly shakes off its lethargy and stages a revival of youthful activity that confounds the false prophets and surprises even its most loyal friends. The real estate salesman whose faith in the old town has survived the recent years of stagnation, when even his biggest bargains failed to tempt and customers seemed to have disappeared forever, with all his optimism could hardly have imagined such an absolute reversal as has occurred during this year of wonder—1919.

A year ago the salesman's most subtle and convincing arguments failed to induce the shrewdest operator to take advantage of the most obvious bargain. To-day he has buyers galore and is trying to coax owners to let him have their properties at greatly advanced prices, and is struggling to buy for impatient purchasers in locations already full to overflowing. He now finds properties salable that he had supposed were either unsalable or unpurchasable. The United States Bank Corporation buys the Empire Building and the Canadian Bank of Commerce the old Post Building. He sells the Liberty Tower to the Sinclair Oil Company and 69 William Street to insurance interests by the Seligman and Delmonico buildings, and a shipping concern the Stock Exchange Building. In the past few months a record number of substantial office buildings ranging in price from about \$600,000 to nearly \$5,000,000 have been sold, in every case for occupancy by the buyer, while in all the thirty years since office buildings began to be written can recall no more than half that number of such sales in the downtown district.



EDGEMERE LOTS THAT WILL BE OFFERED FOR SALE

Rockaway coast is enjoying a novel experience in its housing situation. As early as last February persons seeking accommodations for the summer found practically everything rented. Fore-sighted builders and investors, sensing this situation early in the year, purchased and leased large plots of land

and importance that can be acquired in no other way.

Indeed, the conditions in the lower part of the city have become such that nothing short of ownership can assure permanence of location. The great revival of activity in all lines, combined with the international character of late acquired by New York, business interests, has caused an expansion of space demands on the part of existing concerns and an influx of new seekers for foothold, especially in the banking and shipping districts, that inevitably creates a struggle for standing room which can result only in the survival of the fittest; that is, those who are secured either by ownership or long leases. Already many tenants have found to their surprise that expiring leases were not renewable on any terms and have been compelled to locate in new and unfamiliar sections. For example, when 7 Wall Street was acquired by the Stock Exchange, one of the tenants, a prominent banking firm, could find no suitable location south of Maiden Lane, while a firm of lawyers had to travel to Fortieth Street before finding offices adapted to its requirements. It is not generally recognized that



BEACH AT EDGEMERE NEAR REALTY TO BE SOLD

comprises 200 lots on Boulevard, Beach from 23d to 42d St., and 100 lots on 42d St. and 43d St., and 100 lots on 43d St. and 44th St., and 100 lots on 44th St. and 45th St., and 100 lots on 45th St. and 46th St., and 100 lots on 46th St. and 47th St., and 100 lots on 47th St. and 48th St., and 100 lots on 48th St. and 49th St., and 100 lots on 49th St. and 50th St., and 100 lots on 50th St. and 51st St., and 100 lots on 51st St. and 52nd St., and 100 lots on 52nd St. and 53rd St., and 100 lots on 53rd St. and 54th St., and 100 lots on 54th St. and 55th St., and 100 lots on 55th St. and 56th St., and 100 lots on 56th St. and 57th St., and 100 lots on 57th St. and 58th St., and 100 lots on 58th St. and 59th St., and 100 lots on 59th St. and 60th St., and 100 lots on 60th St. and 61st St., and 100 lots on 61st St. and 62nd St., and 100 lots on 62nd St. and 63rd St., and 100 lots on 63rd St. and 64th St., and 100 lots on 64th St. and 65th St., and 100 lots on 65th St. and 66th St., and 100 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