

Real Estate Market Opportunities

LONG ISLAND LONG ISLAND



COMMUNITY life—the most important consideration in the selection of a suburban residence—is at its best at

Garden City Estates

Where We Are Now Building
25 NEW HOUSES

From designs by leading architects. The plans may be seen any day at the Nassau Boulevard (Garden City Estates) office. Prices from \$15,650 to \$18,000. Terms may be arranged.

The New York offices of the Garden City Development are at 347 Fifth Ave., Manhattan (Telephone Murray Hill 3767), and at 350 Fulton St., Brooklyn (Telephone Main 3066).

It is but 34 minutes to the Nassau Boulevard (Garden City Estates) Station via I. R. R. some convenient trains from Penn. Station 354 St. daily, 11 a. m., 1:30, 3:00, 3:45, and 4:00 p. m. Sunday, 9:00, 11:15 a. m., 1:00, 1:35, 2:40, 3:15 p. m., and from Flatbush Ave. Brooklyn, daily, 10:50 a. m., 12:30, 1:15, 1:40, 2:15, 3:42 and 10 p. m. Sundays, 10:02, 11:17 a. m., 1:05, 1:30, 2:00 and 4:15 p. m.

Complete Country Estate

Large mansion, stables, farm sheds, greenhouses, poultry houses, superintendent's and other farm cottages; lakes stocked with trout; beautiful trees and lawns, 140 acres on South Country Road, Bay Shore, L. I. Entire plot for sale for less than cost of buildings to settle estate. Very desirable for Country Club.

Apply Chas. V. Bossert, 1335 Grand St., Bklyn., N. Y.

BOROUGH OF QUEENS BOROUGH OF QUEENS

Write for Booklet "R" Sage Foundation Homes Co.

Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION

LAND is the most secure of all investments, therefore it is called, in contradistinction to other types of investment, REAL ESTATE.

TRANSPORTATION and accessibility are the fundamental principles that enhance the value of REAL ESTATE. Improved transportation has brought Forest Hills Gardens within fifteen minutes of the center of Manhattan.

BUILDING operations have resumed. The increased cost of building is offset by the low price of the land. Many people are purchasing plots as having plans prepared. Our belief that prices are stable—even though higher than those of other places—is confirmed by the fact that the SAGE FOUNDATION HOMES CO. is at present building the 25 houses, costing over three-quarters of a million dollars. We urge those contemplating owning a home the early selection of a building site.

THE REAL ESTATE business is in a better position now than at any time since 1897, therefore land prices are sure to increase.

BUY LAND NOW

47 West 34th St. New York Forest Hills Long Island

LONG ISLAND

Can offer several attractive houses for immediate rental at Glen Cove and Westbury, L. I.

BLAKEMAN QUINTARD MEYER Inc.

30 EAST 42D ST., NEW YORK CITY
Phone, Murray Hill 2465-2466 & Rye 523.

30 minutes by electric train from Penn. Station and Flatbush Ave.

HOWARD BEACH

NEW SEMI-BUNGALOWS NEARING COMPLETION

6 and 7 rooms & bath \$3,500 up

ON EAST TERMS
Lots, Pools & Bungalow Sites at Moderate Prices.

Bungalows Built to Order for this season's occupancy.

Leases at convenient payments arranged.

HOWARD BEACH OFFICE
Opp. R. R. Station. Open all day, every day.
Convenient trains about every half hour.
Or Call, Write or Phone

Howard Estates Development Co.
11 Chambers St., N. Y. Phone Worth 3524

At Flushing

Ready for Occupancy

New brick and tile English cottages, 7 to 9 large rooms, two baths, central hall, sleeping porch and sun parlor, open fireplace, brick garage, best location in Flushing, \$14,500 to \$21,000. See representative on premises, Beach St. west of Jamaica Ave., Flushing, N. Y.

J. W. HOLMSTEDT
Woolworth Bldg., Phone Barclay 7224

ELMHURST

Situated in best restricted part, near tennis courts, only 1 1/2 blocks from Elmhurst Avenue subway station, 30 minutes from Grand Central, depot, beautiful white marble stucco house containing 12 rooms, dining room, tiled kitchen, tiled bath, tile bathroom, tiled shower, tiled tub, tiled lavatory, tiled double sink. Apply J. W. Cunningham, 122 Madison Street, Elmhurst, L. I., New York.

Rew Gardens

Edgworth Heath—One West 5th St.

NEW BUNGALOWS at REPOSALIT

\$4,500 and \$4,750 on easy terms.
R. L. SIMPSON, 175 34th St. (Crosby) 2741.

THE HISTORY OF WASHINGTON HEIGHTS IS BEING REPEATED AT

JACKSON HEIGHTS

Developers Corp., Bridge Plaza, L. I. City.

NORTH SHORE PROPERTIES

SALE OF BEST BUILDING SITES
W. C. LINDEN, WASHINGTON & CO., INC.
Tel. 535—Greely, 1 West 34th St., N. Y.

REAL ESTATE AT AUCTION REAL ESTATE AT AUCTION

Oceanside Park Station 2 miles from stations Long Beach Station
Oceanside Park near New York City

Liquidating Auction Sale

We have extensively advertised this great auction sale, so that all so desiring may have an opportunity to secure one of these most attractive

ALL YEAR HOMESITES

NEAR NEW YORK CITY
in close proximity to

LONG BEACH, L. I.

The property is situated on the South Side of Long Island, 35 minutes running time from New York City (electric service), between the railroad station and the Long Beach Highway, about 2 MILES FROM LONG BEACH, with a Long Island R. R. Station on the property.

OCEANSIDE PARK

ABOUT A MILE FROM GREAT SOUTH BAY
with a canal running to and adjoining the property.

Here are located many handsome ALL YEAR HOMES with its more in course of erection. About half the property has been sold.

1,000 CHOICE BUILDING LOTS

will be offered for sale without reserve on

Three Sale Days—October 16-17-18

AT 2 P. M. SHARP—RAIN OR SHINE—UNDER A TENT

Lots high and contain all improvements—electric light, gas, water, cement sidewalks, curbs, shade trees, etc.

TERMS OF SALE—10% down on day of sale, 40% on delivery of deed, 50% on Bond and Mortgage. Discount for cash. Liberty Bonds taken at par.

FREE TITLE POLICIES BY TITLE GUARANTEE & TRUST CO.

HOW TO REACH THE PROPERTY—FOR INSPECTION OF PROPERTY: Visit on Sunday. Trains leave Penn. Station or Flatbush Ave. Stations of Long Island Railroad, 9:31, 10:35, 10:40, 1:40 and 2:15.

DAY OF SALE—10:31, 11:03, 12:31 and 2:04. For further particulars, maps, etc., write or call

STEPHEN P. PETTIT, Auctioneer
110 West 34th St., N. Y.
Phone, Greely 5682.

BOROUGH OF BROOKLYN BOROUGH OF BROOKLYN

HOMESEEKERS

34 ONE-FAMILY STUCCO HOUSES

EMMONS AND LEONARD AVES., SHEEPSHEAD BAY
ALL IMPROVEMENTS; SOME WITH GARAGE SPACE
PRICES \$4,250 TO \$4,750
TERMS \$1,000 CASH—BALANCE EASY TERMS

AGENT ON PREMISES OR **ROBERT DANZLO**
44 COURT ST. PHONE MAIN 9141

FOR RENT CONCRETE COTTAGES

Furnished or Unfurnished
With Heating Facilities and All Modern Improvements.

Large rooms, kitchen, bathroom, 2 bedrooms and ample closets.
Norfolk Street
MANHATTAN BEACH
Brooklyn, N. Y.

Send for Particulars
Or go there by Brighton Beach (I. R. R. T. 12) to Sheepshead Bay, change to Manhattan Beach car or take Ocean Avenue trolley to Sheepshead Bay, and cross bridge.

Property Office Open Every Day or Evening
Phone 920 or 1600
Coney Island

Westchester County

20 Miles from 42d St.

Beautiful Hudson River estate of 25 acres with many large shade trees, plenty of fruit, etc., but also having a handsome modern residence with unusually large and attractive living room, 3 master's bedrooms & 2 bathrooms, fine plumbing and equipment, stable, garage, greenhouse with grapes, swimming pool, tennis court, and other property, large vegetable and flower garden, pasture land, brook, near schools, churches, and golf clubs, every thing in perfect order and repair. Offered for immediate sale at great bargain.

Kenneth Ives & Co.,
1 East 42d St. Murray Hill 6037.

Buy a

Macaday House

AT

Manhattan Beach

Some complete. New ones just started. Prices \$7,750 to \$12,000. Discount for cash.

Property Office Open Every Day or Evening
31 Nassau St., N. Y. City.
Coney Island Phone 920 or 1600

WIDOW FORCED TO SELL

Very beautiful home for \$5,000, mortgage \$2,500, \$1200 cash, 12 rooms, bath, 2 1/2 baths, all improvements, hot water heat, front porch, 2-car garage, Hot 114, Freeport, L. I.

POSSESSION OCT. 15TH

Prettiest, most attractive all-year home in North Shore at Huntington; seven rooms, every improvement, garage, about acre lawn and garden, price \$12,000, cannot be duplicated here; reasonable. Call about it. THOS. MORRIS, 1270 Broadway, N. Y. Tel. 3944 Madison Square.

FOREST HILLS GARDENS

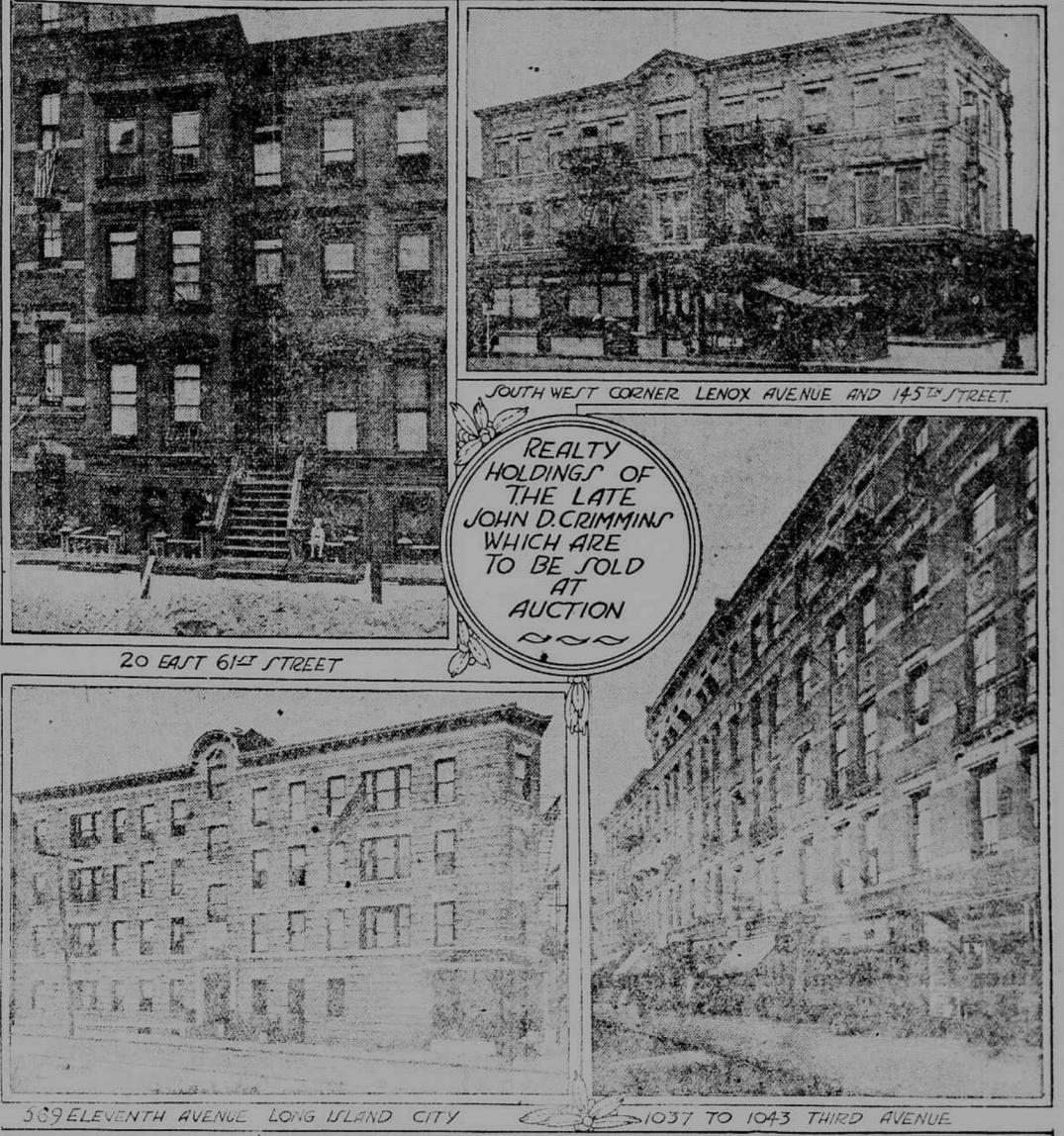
MUST SELL AT

Very large plot on Greenway North, 5 minutes from R. R. Station. Double lot, 100 ft. wide, exceptionally good bargain to a quick purchaser. Owner, Box 608, N. Y. Tribune.

FOR RENT OR FOR SALE—High-class home, north shore, Long Island, near Country Club, 27 miles from city, 14 rooms, 3 baths, all improvements, large grounds, combination stable and garage, references required. Apply to Box 534, Sea Cliff, L. I.

GARDEN CITY ESTATES, corner 60a 100th Street, Long Island, N. Y. Telephone 1094 or 1096 for a security. Henry, Room 1049, 347 Fifth Ave.

Crimmins Estate Auction Recalls Former Contractor's Judgment of Values



REALETY HOLDINGS OF THE LATE JOHN D. CRIMMINS WHICH ARE TO BE SOLD AT AUCTION

20 EAST 61ST STREET

309 ELEVENTH AVENUE LONG ISLAND CITY

1037 TO 1043 THIRD AVENUE

The late John D. Crimmins, who was one of the leading realty investors of his day, had a liking for corner properties. No better proof of this can be found than a glance over his properties which will be sold at auction in the Vesey Street salesroom on Tuesday, October 21, by Joseph P. Day. The sale has been ordered by the Crimmins Operating Company, Inc., which is controlled by the estate of John D. Crimmins. Its executors are ex-Judge Morgan J. O'Brien, Thomas Crimmins and Cyril Crimmins. Robert R. Costello is the attorney.

The properties to be disposed of are located in Manhattan, The Bronx and Queens and are both improved and unimproved. Mr. Crimmins began his realty investments shortly after the Civil War. That he possessed great foresight in sections where values are going higher and higher is shown in the properties to be sold. Included in the auction are his earliest purchases. Speaking of the sale of the late contractor's holdings, Mr. Day yesterday said:

Day Tells of Properties

"The forthcoming sale of the properties accumulated since the Civil War by the late John D. Crimmins should appeal to a very large number of bidders. There are vacant lots in Manhattan and The Bronx for builders of apartment houses and tenements. Many of them, if purchased at auction prices, will present an excellent opportunity to turn a quick profit when building once again is active.

"The block square, comprising fifty-eight lots, bounded by Lenox and Seventh Avenue, 14th and 15th Streets, and now to be sold by the Crimmins estate in several parcels, is one of the most important large holdings which he ever owned. It is situated in the upper Harlem section of Manhattan. There is ample room for the construction of an immense auditorium or amusement hall, apartment houses and stores. An improvement of this character, it is the opinion of local real estate experts, would be paying proposition in this section of Harlem which has good transit connections with The Bronx.

Lots in Lafayette Avenue

"Another large plot of vacant lots to be sold comprises the entire south side of Lafayette Avenue, from Marinda Street to Coster Street. The Bronx, consisting of thirty-one lots, in the west side of Third Avenue, just south of 177th Street, in The Bronx, there is a large parcel improved with a 'movied' and a number of stores. There are other vacant plots suitable for building in Hollywood Avenue, near LaSalle Avenue, also a corner at Nelson Avenue and West 17th Street and another large corner at Macombs Road and Featherbed Lane, all in The Bronx. Another important vacant plot in Manhattan occupies the northeast corner of First Avenue and Ninety-sixth Street. This is a fine site for a factory, a garage, an institution or model tenements.

"Among the improved properties in Manhattan to be sold are the four cold water tenements, with stores, at 1037 and 1043 Third Avenue; also the Dolphin Hotel and cafe at the southwest corner of Lenox Avenue and 145th Street; the three-story garage, work shop and living quarters at 225 East Sixty-seventh Street; also the five pri-

est east sixty-seventh Street and at 225, 235 and 245 East 67th Street; the leasehold tenements with stores at 1001-1005 Third Avenue, north east corner of Sixty-first Street, near the corner of 177th Street, near the corner of 177th Street and the Bloomingdale Branch of the Long Island City holding. The offering also includes the very desirable dwelling adjoining at 203 East Sixty-first Street. Two store-tenements in the Bronx to be sold are located at 877 Third Avenue, near 171st Street, and at 80 East 103rd Street.

Other Improved Realty

"Other improved properties that will appeal especially to small investors and speculators are comprised in the large holding of Long Island City holdings accumulated by the late Mr. Crimmins.

"These Long Island City properties include a number of corners and tenements, some with stores. They are located at 565-568 Steinway Avenue, southeast corner of Wilson Avenue at 277 Thirteenth Street, northeast corner of Crescent Street, and at 15 Crescent Street, adjoining at 325 and 332 Flushing Avenue, adjoining the northeast corner of Eleventh Avenue at 645, 655 and 665 Eleventh Avenue, including two corners of Eleventh Avenue and one corner of Flushing Avenue at 27 and 29 Wilson Avenue, corner Eleventh Avenue.

"The executors of the Crimmins estate, in order to make it easy for the small investors to purchase the various properties to be sold, have arranged very liberal terms of sale. Of the purchase price of each parcel, the following amounts may remain on bond mortgage for three years: 60 per cent at 5 per cent; 65 per cent at 6 1/2 per cent; 75 per cent at 6 per cent."

Holdings of the Zieglers, Land and Houses, in City's Suburbs To Be Disposed of Publicly

Announcement that William Ziegler, Jr., and Gladys Watson Ziegler, trustees of the estate of William Ziegler, had decided to dispose at auction the remainder of the vacant holdings left to them by their father, means much to those planning the tract of homes, since the property is located in convenient home sections in the metropolitan district.

There are 900 lots and several houses, located in Brooklyn, Flushing, L. I., Babylon, Tottenville, S. I., Linden, N. J., South Elizabeth and Roselle, N. J., scheduled on sale. Bryan L. Kennedy has been appointed auctioneer to sell these properties, on Saturday, November 8 at 11 a. m., at the Exchange salesroom, 14 Vesey Street, this city. The properties are in a high state of improvement, practically all lots have sidewalks, curbs, water, gas and electricity, and each development has a large number of houses erected.

The elder Ziegler was noted as the "Baking Powder King," promoter of Arctic enterprises, and investor in suburban developments in which he took personal interest in their upbuilding. Since his death, however, these various developments have been more or less in a dormant state. Now that they have come into the possession of Mr. Ziegler, Jr., the latter has determined to place them on the market and give the public the benefit and use of the land. He has also announced that the estate would finance building operations for purchasers desiring to avail themselves of the offer.

Among the properties to be sold is the well known Martense farm, in the vicinity of Borough Park. There are forty-one lots and eight houses remaining in Thirty-eighth, Thirty-ninth and Fortieth streets, Fourteenth Avenue and adjoining streets. The property is fully improved and is served by the Culver Line express service.

The development known as Ingleisle, in the southern part of Flushing, Long Island, consisting of 235 lots,

situated on Parsons Avenue, Queens (Sixty-three lots at St. George, Linden, N. J.; seventy-three lots at South Elizabeth, N. J. and two lots in Roselle, N. J.). All these properties are part of a general development, and while bearing different names, are an integral part of that vast industrial center which has been growing at a rapid pace during the last few years in the vicinity of Newark Bay, Staten Island Sound and Kew-Forest, Staten Island.

in the vicinity of Bixbeth and Linden have risen with remarkable steadiness within the last two years. The population is constantly increasing and the assessed valuation for the purposes of taxation has increased \$5,000,000 in the last five years.

Many of the lots in the Tottenville, Staten Island, development, of which there are 201, front on Barton Bay, and are suitable for year-round occupation.

MARTENSE FARM, BOROUGH PARK TO GO AT AUCTION BY ORDER OF ZIEGLER HEIRS

Holdings to Be Liquidated

Last of Family's Big Tract Comes Under Hammer on Saturday

The interest of the estate of Patrick J. Cronin in Nepperhan Heights, the attractive dwelling on the north side of Yorkville will be liquidated on next Saturday by Joseph P. Day, auctioneer. The sale will be held in Philadelphia Hall, Yonkers, starting at 2 o'clock.

The property to be sold consists of 302 lots, opposite the Nepperhan Heights Station on the Putnam division and fronting in Dutchess Road, Morningside Road and adjacent streets.

The development of the property was begun in 1914. Since then approximately 250 dwellings and bungalows have been erected there by those who purchased building sites through the Robert E. Farley organization, which, during the last five years, has represented the Cronin estate in the management and development of the property.

Other Real Estate News and Advertising Will Be Found in the Main News Section