

Real Estate Continues Active in Downtown Zones

Natanson Buys Eighteen-Story Building Known as No. 1 Wall Street, at Corner of Broadway

Fidelity Deal Closed

Trust Co. Signs Contract for Structures at Liberty and William Streets

Max N. Natanson purchased from the Wall Street Company the southeast corner of Wall Street and Broadway known as 1 Wall Street, an eighteen-story modern office building, 40,103.97 sq. ft. The building is at the present time fully rented, with all space available excepting second floor in May, 1921.

Building for Fidelity Trust

The United States Fidelity and Guaranty Company has signed contracts for the purchase from the Mutual Life Building Company of the southeast corner of Liberty and William streets, the pending deal of which was announced in these columns yesterday.

Wm. Ziegler Purchases Twelve-story Hotel

William Ziegler has bought the twelve-story hotel at 31 and 33 West Forty-third Street, between Fifth and Sixth avenues, assessed at \$300,000, from Henrietta C. Reed through Jesse C. Bennett & Co. In September, 1915, Raymond W. Jones took the property under lease for ten years at an annual rental of \$90,000, and Mr. Ziegler is said to have taken the property subject to this lease.

Home Property at Coney Island Sold for Baths

The Columbia Doll and Toy Company has purchased the building it occupies at 14 Lispenard Street, between Broadway and Third Street, from Mary J. French. The structure is a three-story building, 23,334.95 sq. ft.

Bay View Dairy Buildings Sold to Cork Materials Firm

F. Butler sold for Lichtenstein & Busse, represented by R. S. Beaver, the Bay View Dairy, comprising five acres with new buildings, containing 76,000 square feet of space on Hawthorne Road and Rockaway Road, 19 and 12 1/2 acres, adjoining the northern corner of Lexington Avenue. The acreage will be occupied by the Baltimore Dairy Lunch. Goodwin & Sedwin were the brokers.

Investors Take Over New Apartment in Bronx

The five-story apartment 1245 Grand Street, in the northeast corner of 167th Street, adjoining the Grand View Place, has been sold to an investing client of J. Rubin. The building, which was recently completed, occupies a plot 100x150 ft. and houses 475 families. The seller was the Berdine Realty Corporation.

Swadlow & Co. sold for the Roseff Building Co., Inc., the five-story apartment, 748x110, just completed at 402 Grand Avenue.

Shaw & Co. sold for the Payne estate, the four-story apartment, a three-story left with store, 10,826.5 sq. ft.

REAL ESTATE

SEEKING A HOME

When buying a home you want to know the facts, obtain from the New York Real Estate Service, which gives you the facts and figures of the town selected.

This information has all been collected and is being published in weekly installments in the New York Evening Post every Saturday.

Back issues have described the best of Westchester County, Suburban Connecticut and New Jersey, and are available while they last.

BUYING IN WESTCHESTER

James S. Kennedy purchased through Thomas S. Burke from James Scantling, a house on Hillside Avenue, extending to Stanley Avenue, Yonkers, 65,300 sq. ft. Price, \$15,000. The house is on a lot 110x150 ft. and has a front porch, a large garden, and a swimming pool.

Small New Jersey Farm Sold

S. N. Waistrum-Gordon of Fort Lee, N. J., sold for Mrs. Alice a farm comprising three acres, on Paramus Road, Ridgewood, N. J., to Charles R. Stoneall, and for Mrs. Louise M. Strang, Bedford Place, Glen Rock, N. J., to William H. Schwartz, also for Caroline A. Houston to S. J. Raphael, of Manhattan, 42 Washington Place, Ridgewood.

Results of Auction Sales

AT 14 WEST STREET. AT 11:30 A. M. By Joseph P. Day. 2D AVE. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000. By J. P. Day. 10th St. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 208 THIRD AVENUE. AT 11:30 A. M. By James J. Donohue. 121st St. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

AT 121ST ST. at No. 121st St., 59,123.20 vacant lot. Sold for \$10,000.

New High School For Newtown to Cost \$986,000

Contract for Its Construction Awarded to Brooklyn Firm; New Office Building for 5th Avenue

The contract for constructing the Newtown High School has been awarded to T. A. Clarke Company, 123 Livingston Street, Brooklyn, according to Brown & Lettner, Inc., Construction Engineers. The building will be located at Chicago Street and Etna Place, and the cost of the operation will be \$986,700.

The Arena Theater Company has been awarded the contract for constructing the store and office building at 724-26 Fifth Avenue. The building will be a five-story structure and will cost in the neighborhood of \$450,000. Plans were prepared by Severance & Van Alen, 372 Lexington Avenue.

Frederic W. Allen Gets Fine Estate at Roslyn

Banker Purchases Colonial Home and 40 Acres of Francis K. Pendleton

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, sold for Frederic W. Allen, of Roslyn, L. I., on the northeast corner of Manhasset Road and the new Little Neck-Old Westbury Highway.

The property consists of forty acres with a large white frame Colonial house, stable, garage, gardener's cottage, etc. It is near the country estates of Joseph P. Grace, John G. Milburn, John D. Arter, Frank C. Crocker, Nicholas J. Brady, Claus Spreckels, John D. Ryan and Mrs. William F. Sheehan, and is south of and adjoining the country homes of W. Seward Webb Jr. and Ralph Pulitzer.

Home Property at Coney Island Sold for Baths

Association for Improving the Condition of Poor Parts With Waterfront Realty

The property of the New York Association for Improving the Condition of the Poor, on the ocean front, Coney Island, bounded on the east by the Roman Catholic Orphan Asylum summer home, has been purchased by Samuel Medes and Bernard Maurice Duberstein, of the consolidated Waterfront Realty Company, at a price reported to be \$450,000.

Warren Street Building To Be Made Into Offices

John M. Thompson has leased for St. Peter's Protestant Episcopal Church of Westchester 17 Warren Street, a five-story building, on the east side of the street, for twenty years, for use as an office building.

Business Property to Let

305 to 309 East 43d St. Immediate occupancy. 3 floors, about 5000 sq. ft. each. Very desirable; suitable for Light Manufacturing or Offices. Excellent Light, Wide Street Frontage. Elevator Service—Steam Heat. Apply F. K. Hakes, on premises.

STORE 21 East 40th St. 25 x 100. With Immediate Possession. A Step From 5th Ave. and Grand Central. Rental Less Than Office Space. (Mr. Gandy). FRED K. FOX & CO., INC. 14 W. 40th St. Tel. 540 Vanderbilt.

Furnished Apartment to Let Near Central Park Plaza. Eight Rooms and Bath. From June 1st to September 1st. Rent \$20 per month. CRUIKSHANK COMPANY 141 Broadway

EXCEPTIONAL OPPORTUNITY TO ACQUIRE IDEAL COUNTRY HOME IN MOUNTAIN REGION OF CATALUNYA MOUNTAINS, eight miles from Kingston, New York, on the Hudson River. The property consists of 100 acres, three acres in crops this spring and thirty-five acres in pasture and woodland, with a fine residence, tennis court, swimming pool, and other improvements. Price \$100,000. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

NEW YORK STATE REAL ESTATE. EXCEPTIONAL opportunity to acquire ideal country home in foothills of Catalun Mountains, eight miles from Kingston, New York, on the Hudson River. The property consists of 100 acres, three acres in crops this spring and thirty-five acres in pasture and woodland, with a fine residence, tennis court, swimming pool, and other improvements. Price \$100,000. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

COLEMAN apartment in the 60th & outside Hudson River, near Grand Central Station. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

FOR RENT—Three-room well furnished apartment, all large light rooms, can be used as a single room. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

LEXINGTON AVE. 187 East 42nd St.—Three large, light rooms, bath, kitchen, and dining room. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

121st St. 121st St.—Attractive apart. furnished, rent from \$10 to \$15 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

32nd St. 32nd St.—Room, elevator apartment, immediate occupancy, furnished, rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

COLEMAN apartment in the 60th & outside Hudson River, near Grand Central Station. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

FOR RENT—Three-room well furnished apartment, all large light rooms, can be used as a single room. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

LEXINGTON AVE. 187 East 42nd St.—Three large, light rooms, bath, kitchen, and dining room. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

121st St. 121st St.—Attractive apart. furnished, rent from \$10 to \$15 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

32nd St. 32nd St.—Room, elevator apartment, immediate occupancy, furnished, rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

COLEMAN apartment in the 60th & outside Hudson River, near Grand Central Station. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

FOR RENT—Three-room well furnished apartment, all large light rooms, can be used as a single room. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

LEXINGTON AVE. 187 East 42nd St.—Three large, light rooms, bath, kitchen, and dining room. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

121st St. 121st St.—Attractive apart. furnished, rent from \$10 to \$15 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

32nd St. 32nd St.—Room, elevator apartment, immediate occupancy, furnished, rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

COLEMAN apartment in the 60th & outside Hudson River, near Grand Central Station. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

FOR RENT—Three-room well furnished apartment, all large light rooms, can be used as a single room. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

LEXINGTON AVE. 187 East 42nd St.—Three large, light rooms, bath, kitchen, and dining room. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

121st St. 121st St.—Attractive apart. furnished, rent from \$10 to \$15 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

32nd St. 32nd St.—Room, elevator apartment, immediate occupancy, furnished, rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

COLEMAN apartment in the 60th & outside Hudson River, near Grand Central Station. Rent \$10 per month. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

WESTCHESTER COUNTY REAL ESTATE

WESTCHESTER COUNTY REAL ESTATE. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

Would You Put Up \$200 to Secure a Lot on BROADWAY? HERE'S HOW—Should a lot sell as low as \$2,000, you would only pay 10% on the day of the sale, 10% in thirty days and 80% in forty equal monthly payments, or as much as 70% may remain on mortgage at 5 1/2%, 60% at 5% or 50% at 4 1/2% for three years.

If a purchaser builds within one year, the 70% mortgage will be subordinated to a building loan. Remember—You will make the price, no matter what it is, as the

Interborough Real Estate must be sold at AUCTION. 98 Broadway Lots. On the east side of Broadway at 218th St., 219th St. and 220th St. and Ninth Ave. 156 & 158 East 42d Street. Store and office building between Lexington and Third Aves. Sit 41x98.9. With connection to all Interborough R. T. and Queensboro Subways. City Island, New York City. Vacant corner plot, ripe for improvement.

The Sale will be held NEXT TUESDAY, May 25 at 12 o'clock Noon, in the Exchange Salesroom, 14 Vesey St. Each lot, 25 x 100, is to be sold separately. Liberty Bonds will be accepted at Market Value on day of Sale. Savings Bank Checks accepted as Deposit on proper assignment. Send for Bookmaps. Interborough's Necessity—the Public's Opportunity.

Fieldston. An ideal all-year-round home appealing to the most discriminating and exacting taste. DO NOT DELAY PURCHASING A FIELDSTON PLOT. The prices of building sites have not been increased materially in Fieldston over a long period. Building activities are increasing. We advise future builders to purchase immediately and be assured of a choice site at the present low prices. Many beautiful houses are now under process of construction in all sections of Fieldston. A few houses for sale.

George Howe, 527 Fifth Ave. N.Y. Specializing in Modern Country Properties. FIELDSTON OFFICE OPEN EVERY DAY.

MANHATTAN REAL ESTATE

WE WILL LEASE BUILDING 14th to 48th Streets 3rd to 8th Avenues. Size about 50x100; 5 or 6 stories. Address Large Corporation, 23rd floor Times Building, N. Y. C.

PARK AV. CORNER

Byrne & Bowman 30 EAST 42nd ST.

BROOKLYN REAL ESTATE

UNUSUAL OPPORTUNITY TO ACQUIRE IDEAL COUNTRY HOME IN MOUNTAIN REGION OF CATALUNYA MOUNTAINS, eight miles from Kingston, New York, on the Hudson River. The property consists of 100 acres, three acres in crops this spring and thirty-five acres in pasture and woodland, with a fine residence, tennis court, swimming pool, and other improvements. Price \$100,000. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

QUEENS REAL ESTATE

Beautiful Flushing. 25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000. 25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

Jackson Heights

PLAN OF TENANT-OWNERSHIP OF APARTMENTS. 4, 5 and 6 Rooms. Now Ready for Occupancy.

THE QUEENSBORO CORPORATION

MANHATTAN REAL ESTATE. 25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

GREAT HOUSE BARGAIN

25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

Forest Hills Gardens

14 Minutes from Penn Station. Houses and Villa Plans for Sale. HOUSE FOUNDATION HOMES CO. 47 W. 24th St., or Forest Hills, L. I.

GREENWICH

Charming small house that village and country. 11 rooms and 1 1/2 baths. Price \$15,000.

Ladd & Nichols

GREENWICH, CONN. 10 E. CHURCH ST., N. Y. Tel. Plaza 1125.

NEW JERSEY REAL ESTATE

"QUEEN CITY TERRACE" Charming home in PLAINFIELD, N. J. in the heart of the town. 11 rooms and 1 1/2 baths. Price \$15,000.

WESTCHESTER COUNTY SPECIALISTS

LEILA HVC ACREAGE ESTATES HOMES. 1121 21st Ave., Cor. 48th St., Tel. 707 Van.

WESTCHESTER COUNTY REAL ESTATE

WESTCHESTER COUNTY REAL ESTATE. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

Would You Put Up \$200 to Secure a Lot on BROADWAY? HERE'S HOW—Should a lot sell as low as \$2,000, you would only pay 10% on the day of the sale, 10% in thirty days and 80% in forty equal monthly payments, or as much as 70% may remain on mortgage at 5 1/2%, 60% at 5% or 50% at 4 1/2% for three years.

If a purchaser builds within one year, the 70% mortgage will be subordinated to a building loan. Remember—You will make the price, no matter what it is, as the

Interborough Real Estate must be sold at AUCTION. 98 Broadway Lots. On the east side of Broadway at 218th St., 219th St. and 220th St. and Ninth Ave. 156 & 158 East 42d Street. Store and office building between Lexington and Third Aves. Sit 41x98.9. With connection to all Interborough R. T. and Queensboro Subways. City Island, New York City. Vacant corner plot, ripe for improvement.

The Sale will be held NEXT TUESDAY, May 25 at 12 o'clock Noon, in the Exchange Salesroom, 14 Vesey St. Each lot, 25 x 100, is to be sold separately. Liberty Bonds will be accepted at Market Value on day of Sale. Savings Bank Checks accepted as Deposit on proper assignment. Send for Bookmaps. Interborough's Necessity—the Public's Opportunity.

Fieldston. An ideal all-year-round home appealing to the most discriminating and exacting taste. DO NOT DELAY PURCHASING A FIELDSTON PLOT. The prices of building sites have not been increased materially in Fieldston over a long period. Building activities are increasing. We advise future builders to purchase immediately and be assured of a choice site at the present low prices. Many beautiful houses are now under process of construction in all sections of Fieldston. A few houses for sale.

George Howe, 527 Fifth Ave. N.Y. Specializing in Modern Country Properties. FIELDSTON OFFICE OPEN EVERY DAY.

MANHATTAN REAL ESTATE

WE WILL LEASE BUILDING 14th to 48th Streets 3rd to 8th Avenues. Size about 50x100; 5 or 6 stories. Address Large Corporation, 23rd floor Times Building, N. Y. C.

PARK AV. CORNER

Byrne & Bowman 30 EAST 42nd ST.

BROOKLYN REAL ESTATE

UNUSUAL OPPORTUNITY TO ACQUIRE IDEAL COUNTRY HOME IN MOUNTAIN REGION OF CATALUNYA MOUNTAINS, eight miles from Kingston, New York, on the Hudson River. The property consists of 100 acres, three acres in crops this spring and thirty-five acres in pasture and woodland, with a fine residence, tennis court, swimming pool, and other improvements. Price \$100,000. Apply to J. P. Day, 121st St. at No. 121st St., 59,123.20 vacant lot.

QUEENS REAL ESTATE

Beautiful Flushing. 25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

Jackson Heights

PLAN OF TENANT-OWNERSHIP OF APARTMENTS. 4, 5 and 6 Rooms. Now Ready for Occupancy.

THE QUEENSBORO CORPORATION

MANHATTAN REAL ESTATE. 25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

GREAT HOUSE BARGAIN

25 New modern Dutch Colonial 8 rooms, 2 1/2 baths, all improvements, including garage, \$25,000.

Forest Hills Gardens

14 Minutes from Penn Station. Houses and Villa Plans for Sale. HOUSE FOUNDATION HOMES CO. 47 W. 24th St., or Forest Hills, L. I.

GREENWICH

Charming small house that village and country. 11 rooms and 1 1/2 baths. Price \$15,000.

Ladd & Nichols

GREENWICH, CONN. 10 E. CHURCH ST., N. Y. Tel. Plaza 1125.

NEW JERSEY REAL ESTATE

"QUEEN CITY TERRACE" Charming home in PLAINFIELD, N. J. in the heart of the town. 11 rooms and 1 1/2 baths. Price \$15,000.

WESTCHESTER COUNTY SPECIALISTS

LEILA HVC ACREAGE ESTATES HOMES. 1121 21st Ave., Cor. 48th St., Tel. 707 Van.

LAND At Your Own Price. Joseph A. Day AUCTIONEER. 67 Liberty St. Cortlandt 744.

AN ATTRACTIVE COUNTRY ESTATE AT SCARSDALE—IMMEDIATE POSSESSION—House has central hall, sun parlor, large verandas, porte-cochere, refrigerator plant, 21 rooms and 3 baths. Garage for 10 cars, stables and barns, chauffeur's and gardener's cottages; large greenhouse; all buildings heated by hot water; handsome lawns, shrubs and trees. Will sell 10 or more acres with buildings. This estate comprises 47 acres.

162 ACRES IN TOWN OF GREENBURG, N. Y. One mile west of Hartsdale Station, on Harlem R. R. Suitable for Golf Course or large estate. Property overlooks the Hudson River and the Sound. Will subdivide.

70 ACRES IN TOWN OF GREENBURG, N. Y. Opposite Sunningdale Golf Club. Suitable for large estate; will subdivide. 7 CHOICE LOTS IN THE BRONX. 175x100; corner of Southern Boulevard and Longwood Avenue. Subway entrance on corner. R. C. SIMPSON, 143 West 42d St.

WESTCHESTER SALE OR RENT Do-it-Now-Don't-Delay BUY YOUR HOME BEFORE PRICES ADVANCE.

WOODS-OF-LARCHMONT in Larchmont, N. Y. CHOICE LOTS OFFERED AT VERY LOW PRICES TO CLOSE UP HOLDINGS. JOS. LAMBDEN & SON, Inc. 55 LEXINGTON ST., Tel. 292 New Rochelle.

THE BEST IN WESTCHESTER HOMES—MOCKS—COTTAGES—GARNS ROBERT L. FARLEY ORGANIZATION 12 West 44th St., Murray Hill 7200.

COPY FOR REAL ESTATE ADVERTISING. Complete means that maps or cuts must be provided with the copy for any illustrations, special borders or special signatures. Advertising received too late for insertion in another section.