

MANHATTAN REAL ESTATE

For Sale WITH POSSESSION

N.E. Cor. 67th St. & West End Ave.

5-Story and Basement Building

About 50,000 sq. ft. Heavy construction, electric elevators, sprinkled, size 125x100x4. POSSESSION ENTIRE BUILDING MAY, 1921

24th St.—27 East

Between 4th & Madison Aves. 3-Story Building

Size 25x75. IMMEDIATE POSSESSION

870 Broadway

with "L" to 30 East 15th St. 2-4-Story Buildings

Size 25x75. IMMEDIATE POSSESSION

78—5th Avenue

Adjoining cor. 14th St. 10-Story Building

Size 30x107. POSSESSION OF STORE, BASEMENT AND 7 LOFTS, FEB. 1ST

6 Murray Street

Near Broadway 5-Story Building

Size 25x75. IMMEDIATE POSSESSION

52 Dey Street

Opposite Terminal Building 5-Story Building

Size 25x78. IMMEDIATE POSSESSION

31-33 Ferry St.

4-Story Building

Size 40x100. IMMEDIATE POSSESSION

60 Cortlandt St.

At Subway Station 4-Story Business Building

Size 21x36. IMMEDIATE POSSESSION

Frederick Brown

Tel. 4922 Barclay
217 BROADWAY, N. Y.

REAL ESTATE AT AUCTION

ESTABLISHED JULY, 1847

BRYAN L. KENNELLY

BRYAN L. KENNELLY, INC., ANNOUNCES

3 Important Auction Sales

SAMUEL UNTERMYER

IS SMASHING THE BUILDING RING. BY SPRING conditions in this line should again be normal and a tremendous Building movement started. SINCE ELECTION several of the most prominent Mortgage Brokers have been offering Millions of dollars to loan on Real Estate. GOV. SMITH has signed Bill exempting from taxation for a period of 10 years new buildings used for dwelling purposes. **Don't You See the Handwriting On the Wall?**

Buy Lots Now

At Your Own Price At The

Absolute Auction Sale

Without Reserve to the Highest Bidder By order of The Gardens Residence Corporation, of

471 HOME SITES

Without exception the Finest Residential Lots Offered This Season

LOWERRE SUMMIT PARK

Just North of Van Cortlandt Park

Located between the Lincoln Ave. Station of the Main Line Division of the N. Y. C. & H. R. R. R. (which is right on the property) and the Caryl and Lowerre Stations of the Putnam Division, which are within easy walking distance of the property. The McLean Avenue trolley connecting the East and West Bronx passes the property. Within easy access of Van Cortlandt Park Subway Station, 242nd Street and Broadway.

Inspect This Property TO-DAY. Attend the Sale

Next Wednesday, Nov. 17

At 11 A. M., at the Real Estate Exchange Salesroom, 14 Vesey St., N. Y. C. Messrs. Brennan, Curran & Bleakley, Esqs., Attorneys, 18 South W'way, Yonkers, N. Y. 60% May Remain on Mortgage at 5% for 1 or 3 Years. 50% May Remain on Mortgage at 4 1/2% for 1 or 3 Years. 10% Discount for all cash—Liberty Bonds will be accepted at par. **Titles Guaranteed by the New York Title & Mortgage Company, 135 Broadway, N. Y. C., and Policies delivered free of cost to purchasers.** Send for Illustrated Bookmap to Auctioneer or Attorneys. W. Albert Pease, Jr., 50 East 42d St. or C. Irving Latin, 166 McLean Ave., on the Property.

Trustee's Auction Sale

To close the Estate of Frederick A. Hemmer, Deceased. By order of William Kropff, Trustee.

98 BRONX LOTS

At

CLASON POINT

Situated on O'Brien and Gildersleeve Avenues, two blocks north of Clason Point Trolley Line on Sound View Avenue. Direct trolley service to Westchester Ave. and Simpson St. Subway Stations. Ideal location for Bungalows, convenient to boating and bathing.

Visit This Property TO-DAY—Attend the Sale

Next Friday, Nov. 18

At 12 o'clock noon, at the Exchange Salesroom, 14 Vesey St., N. Y. C. Frederic E. Klein, Esq., Atty., 522 5th Ave., N. Y. C. 60% May remain on Mortgage at 5 1/2% for 3 years. **Agent on the Property Every Day** Send for Illustrated Bookmap.

Don't Buy a Home

Until You Have Seen the

8 NEW DWELLINGS 8

AND

10 CHOICE HOME-SITES

Situated on South Fifth Ave. & Kingsbridge Road, **MOUNT VERNON, N. Y.**

To be sold at

Absolute Auction Sale

Wednesday, Dec. 1

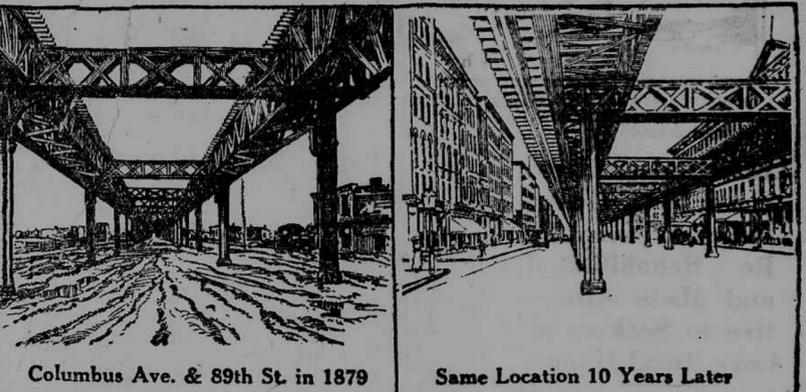
At 12 o'clock noon, at the Exchange Salesroom, 14 Vesey St., N. Y. C. To be sold separately. Immediate possession. The Fifth Avenue trolley, connecting with the Lexington Ave. Subway Station and all Mt. Vernon R. R. Stations, passes the property. **75% May Remain on Mortgage!** Send for Illustrated Bookmap. Visit These Houses Today.

What 10 Years Did

For 89th St. and Columbus Ave., Manhattan, with only one Elevated Railroad Line.

What Will a Few Years Do

for Thomson Hill Section of Long Island City! Only 8 to 14 minutes from Midtown Manhattan, with 2 Rapid Transit Subway Systems at property. The Interborough and the B. R. T. "Broadway" Line.



Columbus Ave. & 89th St. in 1879

Same Location 10 Years Later

Go to Long Island City To-day and Inspect These Lots

What Will Thomson Hill Lots Be Worth in a Few Years?

The Past is the Key to the Future

Russell Sage said, "If you ever make money you must make it on your own judgment and foresight. When you see a good opportunity to invest, do it quickly. The fellow who waits either loses the chance altogether or pays a premium to one who thought and acted quickly."

Long before the elevated road in Ninth Ave. was extended in Columbus Ave. north of 59th St., and when the West Side of to-day was a bleak and barren waste, shrewd business men bought large parcels of lots and reaped immense profits when the building up of the West Side began.

THINK—ACT—BUY

The Thomson Hill Section of Long Island City is about the same distance from Grand Central 42nd St. as 89th and Columbus Ave. on the West Side.

DO NOT FAIL TO ATTEND THE

Absolute Auction Sale

of

640 LONG ISLAND CITY Subway Lots

TO BE SOLD SEPARATELY ON QUEENS BOULEVARD

In the Thomson Hill Section of Long Island City On Lowery St., Bragaw St., Van Pelt St., Greenpoint Ave. and adj. Ste. **THREE SUBWAY STATIONS ARE RIGHT AT THE PROPERTY**

5 Cent Fare Lowery St., Bliss St. and Rawson St. Stations **5 Cent Fare**

TWO SUBWAYS—Interboro or B. R. T. "Broadway" Line.

14 Minutes from Grand Central (42nd St. Station)

Suitable for the Immediate Erection of Apartments, One and Two-family Houses.

Next Saturday, November 20th

AT 1 P. M. IN PASTIME TENNIS CLUB BUILDING Cor. Queens Boulevard and Packard St. (Opp. Bliss St. Station)

CENTRAL UNION TRUST COMPANY SEND FOR BOOKMAP of New York, Trustee, and others

70% ON MORTGAGE

10% on Day of Sale—balance in **MONTHLY INSTALLMENTS OF 2%**

TITLE GUARANTEE AND TRUST CO. POLICIES FREE.

Savings Bank Books, on proper assignment, and Liberty Bonds, at market value, will be accepted as deposits.

INSPECT THIS PROPERTY TODAY

TO LET FOR BUSINESS PURPOSES

Best Down Town

Proposition For Occupancy

113-115 Leonard St.

42.7 x 104

Plot area 4,300 sq. ft.

New 5 story building in perfect condition.

Extra high ceiling—extra heavy carrying capacity—especially fine light on three sides—low pressure heat—elevator—fireproof stairs—automatic fire alarm.

PRICE \$175,000

easy terms, or \$150,000 all cash.

Possession Feb. 1, 1921.

Rental value:

Store and basement. \$7,500

4 lofts. 14,000

\$21,500

Full commission to brokers.

Chas. F. Noyes Co.

111 William St. Phone John 2000

THE JOY OF LIVING

is materially increased by the feeling of pride and permanency that comes from owning one's home. Tenant ownership has added advantages over the usual home ownership because it eliminates all rent, taxes, assessments and the many worries connected with the care of property. The tenant owner's investment in this new building is only 4 1/2 years' rental.

220 WEST 71st STREET

Just West of Broadway

3 and 4 Rooms and Bath; Ample Closets

A few of the California type Also some apartments to rent

Apply Renting Agent on Premises or

EARLE & CALHOUN

212 West 72nd Street Tel. Columbus 5116

NEW ELEVATOR APARTMENT

812 Riverside Drive

NEAR 158TH STREET

LARGE ROOMS FINEST CONSTRUCTION WONDERFUL OUTLOOK

3-4-5 and 6 Rooms

NORMAN DENZER

Managing Agent; Representative on premises.

3807 BROADWAY AT 159TH ST.

New Jersey New Jersey

AN APARTMENT IN CENTRAL PARK

We think the number of apartment seekers who would respond to such a building announcement would be legion, and yet—

Situated in one of the most select residential sections of One of the Oranges we have an Apartment of fireproof and reinforced construction. Elevator Service, Solarium and Promenade on Roof, Community Garage, Separate Maid's Quarters, together with every convenience of the most Modern Apartment.

Affording an unbroken view of the surrounding country and situated in the Centre of a most Extensive and Elaborate arrangement of Lawns.

Conveniently situated to the D., L. & W. Railroad and the Hudson Tubes. Thirty-five minutes to Cortlandt St. and forty-five minutes to 42d St. and Broadway.

With—A few remaining two, three, four, five, six, seven, eight and nine room apartments, with one, two or three baths, as desired. Leases closing now for November and December in order to complete decorations as selected.

RIDGEWOOD COMPANY

74 South Munn Avenue, East Orange, New Jersey. Phone for an appointment. Orange 685-6. Orange 6208.

FOR RENT—

At 32 Broadway, Ground Floor and Sub-Basement, suitable for

Bank and Safety Deposit Vaults

Also

Units of 5,000, 2,500 and 1,300 sq. ft.

H. C. BEAVEN

32 Broadway, New York Phone 1901 Broad

Or Your Own Broker

Manufacturing Loft Building

177 Prince Street

Store and 5-story brick building with every modern improvement. Good income; leases expiring January 31st, 1921.

Can be bought for \$12,000 Cash. **BROKERS PROTECTED**

Griffin Holding Corp., 520 5th Ave., N. Y. Phone 3880 Vanderbilt.

DESIRABLE CORNER STORE

181ST ST. WEST

N. E. COR. AUDUBON AVE. and store on avenue.

AT SUBWAY & SURFACE LINES

REASONABLE RENTAL

HEILNER & WOLF

51 E. 42d St. Murray Hill 3071.

Many a worried person made happy by the return of a lost valuable through a Tribune Lost and Found ad. Phone Bookman 3000.—Adv.

PIONEER OF CONCENTRATED PERSISTENT ADVERTISING

Joseph Day Auctioneer

ORIGINATOR OF SPECIAL SALES DAYS

Real Estate at Public Auction

SPECIAL SALES DAY

Tuesday, November 16

AT NOON, AT EXCHANGE SALESROOM, 14 VESSEY ST., N. Y. CITY.

VALUABLE BRONX BLOCK

Entire Block Westchester and Forest Aves., and East 156th St. (Known as 721 to 781 Westchester Av. BOROUGHS OF BRONX)

A one-story brick taxpayer, containing 12 stores and fireproof moving picture theatre. To be sold as one parcel. Size 262.40x100x214.33. Leber & Rubach, Esqs., Atty., 786 Broad St., Newark, N. J.

GENTLEMAN'S COUNTRY ESTATE

on Springfield Av., West Summit, N. J.

Large tract of 15 1/2 acres, improved with a 2 1/2-story frame and stucco residence, garage and barn. Geinny, McBride & Geinny, Esqs., Atty., East Orange, N. J.

EXECUTORS' SALE

Estate of J. Cleveland Cady, Deed. Duncan N. Taylor and Robert H. Cady, Esqs., Executors.

N. E. Cor. Jerome Ave. & Elliot Pl. BRONX

Large vacant plot to be sold in two parcels. Nos. (1) 29.28, (110.88) irreg. (2) 50x110.88.

Dutton & Kilsheimer, Esqs., Atty., 198 Broadway, N. Y. C.

Estate of Amelia Herman

N. W. Cor. 58th St. & Second Av.

(Known as 1103-5 Second Av. and 147 East 58th St.)

Two 4-story brick tenements to be sold as one parcel. Size 45x265.

PARTITION SALE

344 Bowerly

(Adj. S. W. Cor. Grand Union St.) Six-story brick lot and store. Size 26.4x99.8x270.

NEW ROCHELLE, N. Y.

351 North Av.

Two and one-half story and basement frame 2-family dwelling, having 12 rooms and 2 baths. Size 124x51x138.4x.

ESTATE SALE

Estate of John Herriman. George F. Herriman, Esq., Trustee.

332 EAST 53rd ST.

(Between First and Second Aves.) Five-story brick tenement. Size 26x109.5. Middlebrook & Borland, Esqs., Atty., 46 Cedar St., N. Y. C.

COUNTRY RESIDENCE

North Yonkers, N. Y. 592 North Broadway

Two and one-half story frame residence and garage. Size of plot 149.10x 438.9 to Palisade Av. 3 acres. Guggenheimer, Untermyer & Marshall, Esqs., Atty., 129 Broadway, N. Y. C.

Hempstead, L. I., Acreage

Large plot of about 104 lots, to be sold as one parcel.

Seabury, Seaman & Gehrig, Esqs., Atty., Hempstead, L. I.

Send for Booklet

Joseph P. Day Bldg. Telephone **67 Liberty St.,** Cortlandt 744

FOR LEASE

For lease, building 25x100, on 5th Ave., between 14th & 23d Sts., May 1, 1921.

For lease on 28th St., west of 4th Ave., entire small building; might divide.

For lease, 4 large light floors, 4,500 sq. ft. each; 41-43 Vesey St., between Church and Greenwich Sts.; elevator, steam heat, newly renovated; possession at once; rent reasonable.

For sale or rent, 7 story corner building, well constructed, 22x78; excellent condition.

For rent, large corner store on Greenwich St., corner of Cedar St., or entire building.

For rent, store, basement and second floor, 27-29 Pearl St.; 1,700 sq. ft. on each; next to corner of Whitehall St.; excellent steamship office.

For rent, 14 West St., corner of Elm St.; 2 floors, 1,000 sq. ft. each; good light and elevator; possession; several large offices in the financial section.

For rent, large banking floor on Broadway in financial section.

PEASE & ELLIMAN

55 LIBERTY ST. Rector 6640

STORE & LOFTS

35 W. 35th St.

100% Fireproof Building

Store suitable for retail or wholesale ladies' wearing apparel, furniture, etc.

Apply Premises or Your Own Broker

CITY REAL ESTATE

CROSS & BROWN COMPANY

Real Estate in all the branches 13 EAST 41ST ST. 107 BROADWAY. BRONX REAL ESTATE

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For rent, large banking floor on Broadway in financial section.

PEASE & ELLIMAN

55 LIBERTY ST. Rector 6640

TO SUBLET

very reasonable

entire floor—5,000 square feet

Waldorf Astoria Section

For full particulars apply

Principal, D 142, Tribune

CITY REAL ESTATE

George L. O'Hare

Apartment & Business Property 629 5th Avenue. Tel. 5092 Vanderbilt.

CITY REAL ESTATE

HARRY S. BEALE

605 Fifth Ave., N. Y. 247 Vanderbilt

FOR SALE OR LEASE

with possession

55 WEST 38th STREET

4 story and basement building Store front on 1st and 2d floors

Apply

A. A. HAGEMAN

67 WEST 36th STREET

West End Avenue Corner

Choice, high class twelve-story apartment. Rental close to \$120,000. Price under \$500,000. Terms arranged; part exchange considered.

BYRNE & BOWMAN

10 E. 42d St. Vanderbilt 2371