# Real Estate News

## Wall Street Realty Resold At Big Profit

### Mandelbaums Dispose of 13-Story Building Bought Six Months Ago and Held for Sale at $1,500,000

Harris & Maurice Mandelbaum sold 63 Wall Street, a thirteen-story office building, for which the sellers have been asking $1,500,000, with a frontage of 55 feet on Wall Street by 120 feet irregular. The plot contains 6,100 square feet. There is 3,000 square feet of rental space on each floor. The buyer is the Harallen Corporation, Harry L. Allen president. The Mandelbaum syndicate purchased the property from the Sampson estate about six months ago and resold it at a big increase. The new owner, it is said, has been offered more than was paid to the Mandelbaums.

**Greenwich Village Improvement**

Duross Company sold for the Emigrant Industrial Savings Bank to Henry I. Stetler, Inc., warehousemen, the northwest corner of Washington and Bethune streets, plot 82.8x100. The Stetler company will improve the plot with a four-story building. The Duross Company negotiated a permanent loan on the proposed building for ten years.

**138th Street House For School**

Fitz Howell resold for Norman P. Chaderton, the three-story King model dwelling at 240 West 138th Street, 35x99.11, with facilities in the rear for a garage, to the New York School of Chiropractic, which will remodel the dwelling, altering the two upper floors into dormitories.

The same broker resold for Emma Dunn Stokes the three-story King model dwelling at 255 West 138th Street, to Norman P. Chaderton.

**Two Fine Homes in East 64th Street and in 75th Street Sold**

Douglas L. Elliman & Co. sold for the Adenaw estate 161 East Sixty-fourth Street, a three-story dwelling, 20x100.5, to a client, who will make extensive alterations for his own occupancy.

The Brown-Wheelock Company, Inc., sold for Robert D. Graham the four-story, high-stoop dwelling 48 East Seventy-fifth Street, 18x102.2.

Shaw, Rockwell & Sanford sold for Charlotte O. Hungerford the four-story dwelling 150 West 122d Street, 19x100, to Ella W. Clark. The A. Kane Company represented the purchaser.

James H. Cruikshank resold to Amelia E. P. Pride 54 West 130th Street, a three-story dwelling, 25x100, and resold to Joseph Monsky 52 West 130th Street, a three-story dwelling, 25x100, both through Louis George; also resold to Elizabeth Barnes 40 West 130th Street, a three-story dwelling, 25x100, through C. B. Richmond.

**J. Byrne, of Byrne & Bowman, Dwelling in the Bronx**

Ernest Damiane sold for Annie C. Reilly the three-story residence 2202 Andrews Avenue to John Byrne, of Byrne & Bowman, for occupancy.

The dwelling at 348 East 136th Street, 17.6x100, has been purchased by A. Denellin from J. C. Green.

S. J. Taylor sold for William Diamond to Stephen J. Fallon 2196 Cedar Avenue, a residence and garage, 48x104.

Cahn & Cahn sold to Edward Heyman 280 East 164th Street, a dwelling, 25x95. Nehring Brothers were the brokers.

**Takes Greenwich St. Building**

W. J. Russell leased for the Manhattan Island Investing Corporation to Leon Hirsh & Son the six-story building at 368 Greenwich Street for ten years at a rental of $90,000 and subleased the store floor to Mesh & Co., dealers in eggs, for ten years, at $45,000.

**$55,350 for Recluse's Realty**

The Brooklyn properties of the late Thomas W. Shields, Brooklyn's recluse artist, were sold yesterday at auction by the Jere Johnson Jr. Company in the Montague Street Salesroom for a total of $55,350.

One hundred and thirty-seven Clinton Avenue, dwelling, was sold to Peter Imperiale for $8,750; 402 and 404 Gates Avenue, a motion picture theater, to Charles Pollack for $19,000; 406 and 408 Gates Avenue, studio building, to J. Kaplan for $15,100, and 410 Gates Avenue, an apartment house, to Usher Knell for $12,500.

**Theatrical Man Buys James J. McCreery Estate, Gedney Farm**

Prince & Ripley, Inc., sold the estate of James J. McCreery, consisting of a large stone house and one acre on Sherman Avenue, at Gedney Farm, White Plains, N. Y., to a theatrical man of this city. The estate was held at $45,000.

**Big Theater for Hempstead**

The Homestead Hotel and the Pure Food Market on Main Street, Hempstead, L. I., are to be replaced with a vaudeville and movie theater seating 2,100 and costing about $300,000 by Max Barr, of the Albemarle Theater, Inc., who has purchased the realty. Nathan Stern, associated with Marcus Loew, is interested in the project.

**Old Inn at Amityville Sold**

Otterbourg, Steindler & Houston purchased for a client Hathaway Inn hotel and grounds at Amityville, L. I. 200x200, from Estelle S. Hathaway, who has been in possession of the hotel for twenty-five years. Extensive alterations and additions will be made.

**Investor Buys Plainfield House**

Joseph P. Day sold for the estate of Anna E. Kirkner a large three-story residence, 441 East Eighth Street, Plainfield, N. J., 225x356x257. The purchaser intends to alter the dwelling into apartments.

## 14-Story Esplanade In West End Ave. Sold

### Apartment Hotel at 74th Street Corner, Just Completed, Sold by Builders

The Esplanade, a fourteen-story apartment hotel at the northwest corner of West End Avenue and Seventy-fourth Street, overlooking the Schwab home, has been bought by a syndicate headed by Jerome C. and Mortimer G. Mayer through Mark Rafalsky & Co. from the 305 West End Avenue Corporation, Henry Mayer president.

The structure has just been completed by the seller. The building contains twenty-six rooms on each floor, which are exceptionally large, and fourteen baths, which can be arranged so that suites of any number of rooms can be obtained. The entire building is fully equipped. There is a dining-room on the ground floor for tenants.

The Apartment Equities Corporation, Russell H. Kittel treasurer, is reported to have sold the Riverview Court and Creston Court apartments, two five-story structures, 615 to 621 West 136th Street, on plot 54x100 each, held at $200,000. They are arranged for four families on a floor.

McDowell & Byrnes sold for the Glicke Realty Company the Burwood, at 41 and 43 Wadsworth Avenue, northeast corner of 175th Street, a five-story apartment fronting 50 feet on the avenue and 100 feet on the street.

Ralph Russo resold the four-story tenement, 20x50.11, 367 East 123d Street, for I. Isaacson to Frank Mauza.

## Realty in West 34th St. Rented for $1,000,000

### Lease Extended on Property for 42 Years, a Total of 63 Years

Henry Shapiro & Co. have negotiated an extension of lease for forty-two years of 218-222 West Thirty-fourth Street, the new lease dating from 1940. The same brokers recently leased 218-220 West Thirty-fourth Street for the Schulte Realty Company, and 222 West Thirty-fourth Street for Maria Simpson to the 218-220 West Thirty-fourth Street Corporation for twenty-one years. The property has just been improved with a five-story building.

The unusual part of the transaction was that the owners were willing to extend the lease for forty-two years on practically the same basis as would have been asked at the time the original twenty-one-year lease was made, in spite of the fact that the improvement had already been completed. The rent for the additional forty-two years is based on land value only. With the extension of lease just obtained the lessees now have a lease for sixty-three years at an aggregate rental approximating $1,000,000.

**Mrs. H. Gardner Buys Dwelling**

Robert A. Peet has sold to Mrs. Howland Gardner his property on Neck Road, Lyme, Conn., consisting of about seven acres, modern dwelling and numerous outbuildings. The Payson McL. Merrill Company negotiated the deal.

**Gets Lawrence Beach House**

The Payson McL. Merrill Company leased, furnished, for Mrs. R. E. Sealy and Miss Marion D. Combs to Mrs. C. O. Meyerkort property at Ocean and Berkshire avenues, Lawrence Beach, L. I.

**Astoria Space for Shoe Firm**

Tankoos, Smith & Co. leased to the Beck-Hazzard Shoe Company the ground floor at 296 Steinway Avenue, Astoria.

**Results of Auction Sales**

At 14 VESEY STREET.
By Joseph P. Day.

VESEY ST. 31 & 33, swc Church (Nos 60-70), 50x84, 5-sty stn loft & str bldg; Clark G Voorhees vs Adele D James et al; Herbert C. Smith, ref; partition. Sold to Charles H. Voorhees, a party in interest, for $123,000.

12TH ST. 28 W, ss, 305 w 5 av, 20x87.9, 4-sty & b stn dwy; Albert C Laun vs Jos Laun et al; Louis Jacobson, ref; due on jdgmt, $4,923.73; tax, etc, $260; sub to a prior mtg of $15,000. Adjourned to Mar 24.

By I. Lincoln Seide Co

65TH ST, 12 W, ss, 180 w Central Park W, 20x100.5 5-sty bk tnt; Louis Nordlinger et al vs Blackwood Realty Co et al; John N. Boyle, ref; due on jdgmt, $23,389.60; tax, etc, $1,000. Adjourned to Mar 29.

## Tall Loft Building In Waist District Taken by Syndicate

### Daily Realty Company Is New Owner of Old Grolier Club and 12-Story Neighbor in East 32d St.

Peace & Elliman sold for the Meany Realty Corporation the twelve-story store and loft building 50x100 feet at 31 and 33 East Thirty-second Street together with the adjoining 25 feet three-story building at 29 East Thirty-second Street now occupied by the United Waist League of America. These properties were held at $500,000 and have been bought by the Daily Realty Company which intends to hold for investment. This building was originally erected by Brody, Adler & Koch and sold by Pease & Elliman to the Meany Realty Corporation. The same broker sold 29 East Thirty-second Street, which is the old home of the Grolier Club to the Meany Realty Corporation which purchased it to protect the light of the larger building.

**Sale of Fieldston Corner**

Edgar Hirschberg sold his property, 71.10x134x irregular, at the northwest corner of Fieldston Road and 250th Street, Riverdale, to John S. Hamilton.

**Old East Side Holdings Sold**

J. Edgar Leaycraft & Co. sold for the Lewis M. Rutherford estate the five-story building 59 East Broadway, being the first transfer of the property in more than fifty years.

**Sale of 19th Street Garage**

The 428 West Nineteenth Street Corporation sold to Z. D. Berry the four-story garage 428-430 West Nineteenth Street, 50x92.

**Flat for Bronx Corner Site**

The Garpoint Realty Corporation purchased from the S. & L. Building Corporation the vacant plot 121.9x100, at the northwest corner of Kingsbridge Road and Morris Avenue, Bronx. It is reported that a five-story apartment house will be erected over this site.

**Resale of 126th Street Home**

Mulvihill & Co. resold for Julia Dillion the three-story dwelling, 45 East 126th Street, 20x100, to Mary A. Brosnan.

**Fire Record**

| A. M. | LOSS |
|---|---|
| 2:55—227 W. 106th st.; Benny Leonard Tire Co. | Trifling |
| 4:35—1 W. 3d st.; Victory Feather Manufacturing Co. | Unknown |
| 5:25—22 E. 29th st.; Seville Hotel | Trifling |
| 5:45—3202 3d av., the Bronx; Herman Lichtenstein | Trifling |
| P. M. | |
| 12:30—227 E. 109th st.; Abraham Grassman | Unknown |
| 4:00—910 Jennings st., the Bronx; Rover Construction Co. | Unknown |
| 5:20—158 W. 124th st.; auto in garage; unknown | Unknown |
| 5:30—492 Claremont Parkway, the Bronx; John Mooney | Unknown |
| 5:35—300 W. 154th st.; unknown | Unknown |
| 6:05—529 W. Broadway; S. Horowitz & Sons | Unknown |
| 8:30—431 E. 8th st.; Morris Rubin | $75,000 |

The record of Monday showed a fire as having occurred at 9:40 p. m. in the premises of Friedman Bros, 565 Broadway. The fire marshal finds that the fire occurred in the premises of another occupant of the building.

## Carpet Mills to Locate In East 30th Street

The Brown, Wheelock Company, Inc., leased to the Savoy Carpet Mills, Inc., the store and basement at 15 East Thirtieth Street for an aggregate rental of $100,000.

Frederick Fox & Co., Inc., leased a loft at 35 and 37 East Tenth Street to Besson & Mittleman, manufacturers of waists, and space at 771 Broadway to William Goldberg, clothing manufacturer.

Butler & Baldwin, Inc., leased the top floor at 43 West Fifty-seventh Street to Sandler, Inc., milliners.

The A. H. Leventritt Company leased to Tornabell & Co. approximately 2,000 square feet in the Cunard Building, and also space in the same building to J. Simon & Co.

Harris, Vought & Co. rented for the Brown, Wheelock Company an office at 542 Fifth Avenue to James G. Douglas, and a loft at 22 East Fifty-fourth Street to Madeline B. Davis.

Maurice Wertheim leased offices at 137 East Forty-third Street to W. Stanwood Phillips, architect.

The Scobel-Glauber Company leased the store and basement at the southeast corner of Grand and Crosby streets to Seid's Quality Lunch.

Adams & Co. leased offices at 170 Fifth Avenue to Segal Bros. & Co., Adolph Levine, Colonial Embroidery Company, Arthur S. Edelhoff, Daten Manufacturing Company, William Derry and Meltzer & Rappaport.

**Buys Home at Bryn Mawr Park**

The Robert E. Farley organization sold for the estate of William B. Rice, a house in the Bryn Mawr Park section of Yonkers to L. H. White, of this city.

**Sale of Staten Island Realty**

Moffatt & Schwab sold for Mabel R. Dumbell the property 17 Lenox Place, New Brighton, S. I., to Katherine J. Clark.

**Tenant Buys in Third Avenue**

D. Kempner & Son, Inc., sold for Harris and Maurice Mandelbaum, Fisher and Irving Lewine and Leonard Weil the five-story building, 25x95, 704 Third Avenue to Meyer Pascal, of Pascal's Department Store, tenant. This property was originally purchased at the Astor sale.

## Seeking Mexican Trade

### New Orleans Merchants Start on Business Tour

NEW ORLEANS, March 15.—Eighty New Orleans business men were to leave here to-day for a seventeen-day trade extension tour of Mexico.

Armed with large quantities of literature and accompanied by a number of well known speakers, the party, traveling on a special train, will visit the heart of industrial and agricultural Mexico.

**Treasury Issue Oversubscribed**

WASHINGTON, March 15.—Subscriptions to the two issues of Treasury certificates of indebtedness, which closed to-night, aggregated approximately $460,000,000, Secretary Mellon announced. The Treasury called for about $400,000,000 and the oversubscription was said by officials to substantiate their belief that the money market had improved and that future issues of government securities would find a ready market.


TO LET FOR BUSINESS PURPOSES

Manhattan

PART of loft to let, about 2,000 sq. ft., for storage or light manufacturing; low rate. Call Williamsburg 1735.

APARTMENTS TO LET—FURNISHED

Manhattan

MADISON AV., 726 (corner East 64th st.)—Two rooms and bath apartment; beautifully furnished, all mahogany, chintz, etc.; April to October or longer; service. Apply Supt. or phone Rhinelander 0300, extension 285.

APARTMENTS TO LET—UNFURNISHED

Manhattan

FIVE ROOMS AND BATH, $85 to $115, in the co-operative plan elevator apartment houses, Nos. 17 and 19 EAST 95TH ST., near 5th av. in the social center; cash investment, $2,300 to $3,000, which includes cost of stock ownership, renovation and decorating; living room 26 feet long; closets 3x8 and 3x6 feet; unique, equitable, money-saving co-operative plan. WILLIAM CRUIKSHANK'S SONS, Agents, 85 Liberty St.

THREE ROOMS AND BATH, $60. On first floor, in the co-operative plan elevator apartment house, No. 17 EAST 95th ST., near 5th av. in the social center; cash investment, $1,260; the rental value of this three-room apartment being $100, the investment is saved in two years. WILLIAM CRUIKSHANK'S SONS, 85 Liberty st.

60TH, 200 W.—Four rooms and bath; all light and airy; refrigeration; kitchen; very desirable apartment; $2,500 a year. Phone Circle 4813, Apartment 7 D.

REAL ESTATE—SALE OR RENT

Queens

L. I. CITY—30,000 square feet land, frontage on three streets. High land; no expensive foundation necessary. In unrestricted zone, two blocks from subway station, short freight haul. Will consider little less than One Dollar square foot. ERNEST A. L'ECLUSE, 25 E. 40th St., N. Y. Tel. Vanderbilt 3556.

LONG ISLAND CITY

Plot, 125x100, on fully paved street. All assessment paid. Three blocks to subway station. Ripe for factory or apartment. Will take $17,000, half cash. NAVAHOE REALTY CO., 25 East 40th St., N. Y.

BROADWAY—FLUSHING

Several low priced lots near station. If you buy and build now you will be exempt from taxes till 1932. WILLIAM F. L'ECLUSE, 173 Stevens St., Brooklyn, N. Y.

KEW GARDENS

New 1-family, corner, stucco, 7 rooms and 2 baths; plot 50x134; near Kew Gardens Station and elevated. Also 6 smaller adjoining, others; fine restricted suburbs. Classic Construction Co., Myrtle and 113th st., Richmond Hill.

Long Island

CENTER HALL, 7 room house, enclosed porch, 2 car garage, 40 minutes out; $10,500. OWNER, Box 324 Tribune.

Farms for Sale—New York State

FOR SALE—AN ALFALFA FARM IN the beautiful Shawangunk Valley, Orange County, N. Y., the heart of a Holstein-Friesian dairy country; crops, fifty tons alfalfa; 100 barrels apples, planted to five acres young apples and peaches, due this season; New York City available by truck; contains 127 acres and well watered; on State Road; buildings sightly, in good condition, numerous and large; price, $16,000. Write R. D. Howell, 256 Suydam St., New Brunswick, N. J.

New Jersey

ASBURY PARK, Allenhurst, Deal, Ocean Grove, Bradley Beach and vicinity; desirable summer cottages for rent furnished; for sale, furnished and unfurnished; complete list. Harrington & Cunningham, Asbury Park, N. J.

Connecticut

STAMFORD, CONN.—Belltown Road, 9-room house, all modern improvements; 3 minutes from trolley; lot 150x200; garage for two cars; large poultry house; fruit of all kinds; price, $16,000. Apply L. W. Kennedy, phone 1170, Stamford, Conn.

Real Estate Wanted—Westchester

HOUSE, unfurnished, in Westchester County, within 20 miles of Grand Central; 9 or 10 rooms, improvements, garage; might consider old-fashioned house if bargain. Address T. K., Box 43, Long Island City.

UNFURNISHED APARTMENTS TO LET

East Side

UNFURNISHED APARTMENTS TO LET

East Side

32 East 64th Street

One of the best constructed buildings on the East Side containing apartments of

12 Rooms---4 Baths

Now being offered for sale on the Tenant-Ownership Plan.

For full details address

Douglas L. Elliman & Co.

Managing Agents

15 EAST 49TH STREET Plaza 9200

Come into the Country-this Spring

Co-operative Apartments

One of the disadvantages of "life in the Country" is having to depend upon timetables after a day of shopping or an evening in Town. One solution is the ownership of a small and conveniently located apartment, where domestic service is supplied by the hour, and an excellent restaurant is in the building.

Let us send you details.

Douglas L. Elliman & Co.
ELLIMAN BUILDING
15 East 49th St. New York
Plaza 9200

NEW JERSEY REAL ESTATE

THE BEST IN LAKEWOOD
ESTATES FARMS COUNTRY HOMES
HOTELS COTTAGES PLOTS & ACREAGE
SMOCK AGENCY Inc.
124 2ND ST. LAKEWOOD, N. J.

QUEENS REAL ESTATE

GREAT HOUSE BARGAIN

Owner sacrifices house, large plot; wide boulevard; fine surroundings; near station; half hour Manhattan; steam heat, electricity; artistic decorations; fireplace; tiled baths and kitchen parquetry; garage space. $1,000 CASH $60 MONTHLY. PHONE HOLLIS 6515

Finest Residential Section of Queens County

6 rooms, all impts., driveway, plot 25x100, $6,600.
6 rooms, all impts., driveway, plot 30x100, $7,200.
8 rooms, all impts., garage, plot 25x100, $8,750.
6 rooms, all impts., garage, plot 40x100, $9,500.
7 rooms, all impts., garage, plot 40x100, $10,000.
9 rooms, bungalow, 2-car garage, all impts., new, plot 75x175, $16,000.
Have several houses in KEW GARDENS, RICHMOND HILL, JAMAICA. Come out and look them over.
Alfred H. Light 863 Fulton St. Jamaica, Phone 97.

NEW JERSEY REAL ESTATE

MONTCLAIR
F.M Crowley & Bros

MAPLEWOOD, N. J.

On D. L. & W. R. R. Beautiful new Colonial residences; excellent construction; brick and frame; large plots; hardwood floors; one or two tiled bathrooms; splendid high location; easy commuting to New York. Write for photographs.
DEHLS & STEIN, Owners
237 South St., Newark, N. J.
Phone Market 4604.

A RARE BARGAIN Am anxious to sell within the coming 2 weeks fine home property, consisting of beautiful modern Colonial house of 10 rooms, 2 tiled baths and fine sleeping balcony, all improvements, and half acre corner plot, with fine lawn, flowers and shade trees; easy commuting distance, in heart of Jersey's most beautiful suburban community; near express station and trolley line; $3,500 cash secures title and occupancy; complete in every detail; ready for immediate occupancy; balance of $9,000 on easy term mortgages. PERSONAL, Post Office Box 1107, City Hall Station, New York City.

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FOR RENT

One of the best 2,500 square foot units.
Most completely equipped offices suitable for

BANKING AND BROKERAGE BUSINESS

Marble cage, private office, etc.
Ready for occupancy May 1st, 1921, in

32 BROADWAY

ALSO

Units of 5,000, 2,500, 1,340 and 1,154 square feet.

H. C. BEAVEN
32 Broadway, New York
Phone 1901 Broad
OR YOUR OWN BROKER

300 Madison Av.
N. W. Cor. 41st St.
Grand Central Section
Offices and Entire Floors
NEW BUILDING—READY NOW
3,000 ft. on each floor.
Will divide.
EDWARD J. HOGAN, Agt.
Woolworth Building.
Tel. 5524 Barclay.

THE BORDEN BUILDING

Madison Avenue at 45th Street

The discriminating tenant judges the desirability of an office building by its location, its abundance of light, the efficiency of its service, the completeness of its equipment and the character of its owner and tenants.

Institutions of standing are invited to inspect the new Borden Building.

Rental Agent at the building

BRADY & BOWMAN, Inc.
Agents
7 East 42nd Street
Vanderbilt 7403

Possession May First

WESTCHESTER COUNTY REAL ESTATE

A Rare Bargain at
BRONXVILLE

Just completed for owner's home now offered for sale on account of illness. Exceptionally attractive brick residence, 10 rooms, 3 baths, sleeping porch, hardwood floors throughout; hot water heat, slate roof, copper leaders and gutters. Garage for 2 cars. Plot 100x150, high ground in exclusive neighborhood. Price was $50,000. Owner will consider offer of $35,000, terms. Apply H-625. Phone Bronxville 3100.

Fish & Marvin
527 Fifth Ave., New York
Telephone Murray Hill 6526

LONG ISLAND REAL ESTATE

ROCKVILLE CENTRE BARGAIN

ON MERRICK ROAD.—Modern home, 9 rooms and bath; plot 50x200 feet; newly decorated; steam heat, all improvements; garage; 7 minutes to station. Price $13,500. Cash $5,000.

SOUTH SHORE ESTATES

Opposite Station • Rockville Centre
Phone 1783. Auto Service. Open Sundays.

WESTCHESTER
SALE OR RENT
Do it Now - Don't Delay
Buy Yourself a Home

NEW ROCHELLE

$3,000 buys 9-room house, modern impts., gas, electricity, near Sound. $11,500, terms; other offerings from $10,000 up. HUDSON REALTY CO., 268 Huguenot St. Tel. 1328. Open Sunday.

REAL SACRIFICE—Modern home, 7 rooms, tile bath, gas, electric light, hot water heat, hardwood floors and trim throughout; plot 40x150, asking price, $10,500; terms arranged. REYNARD & KRAFT, 230 Huguenot st., Tel. New Rochelle 2541.

EXCEPTIONALLY ARTISTIC HOME, 7 rooms, 2 baths, hot water heat, garage, ¾ acre of high ground, beautiful shade trees; the price is right; let me show it to you. MRS. EDMUND W. RODINE, 477 Main st., Tel. 848, New Rochelle, N. Y.

Servantless Homes, 6 rooms, fireplace, all appointments, exclusive park, station two minutes. F. A. RELLSTAB, 31 North Ave. Tel. 3871.

RYE

ONE OF THE BIGGEST BARGAINS now being offered in a frame colonial type house, 7 rooms, bath, every modern appointment, gas, electricity, hot water heat; on nice plot, with garage. Sound views, near beach; can be purchased for $11,500; worth $15,000. DRUMMOND, 17 West 42d st., N. Y. C. Telephones—Murray Hill 7323, Rye 852.

AT RYE, with view of Sound, 7 rooms, bath, electricity, fireplace, garage; $1,200 for summer season, furnished. Complete list of homes, sale or rent. MISS E. M. DRUMMOND, 90 Purchase st., near station (Rye); telephone 811.

I KNOW ALL ABOUT RYE.
COTTAGES FOR RENT.
NEAR BEACH AND INLAND.
CHAS. S. FAULKNER
Office at Railroad Station. Tel. 123 Rye.

PORT CHESTER

THERE ARE several real bargains in cottages and double houses, ranging from $7,000 to $12,500, in the best location; easy terms. Apply to MRS. THOMAS ELMORE, 322 William St., Port Chester, N. Y. Tel. 826. Appointment made at any time.

I HAVE SEVERAL very fine houses for rent for the season in the very best sections, from $800 to $3,000.
MRS. THOMAS ELMORE,
322 William St. Tel. 826 Port Chester.
No trouble to show you these places.

BRONXVILLE

MODERN COLONIAL HOME, $18,500

Near station; 9 rooms, 2 tiled baths; electricity, gas, steam heat; built in garage; plot 50x100; immediate possession. SWALLOW & PRATT, INC., 12 Palmer av. Send for illustrated bulletin of other offerings.

LARCHMONT

RENT FURNISHED, summer, cool location, 5 master bedrooms, 2 baths, 2 maids' rooms, bath, large veranda, half acre; garage; might sell. H. C. PERKIN, 7 East 42d st. Murray Hill 2422, Larchmont 299.

WHITE PLAINS

ATTRACTIVE HOME, $12,500; 5 rooms, 2 baths; all improvements, electricity, gas; plot 60x120 approximately. R. FRANKLIN HULL, 5 Court st., White Plains, N. Y. Tel 2660-1

BRIARCLIFF MANOR

BRIARCLIFF TEA ROOM | SALE, RENT

20 rooms, 2 baths, gas, electricity; half-acre and brook, shade trees; established all year business. TODD, Briarcliff. Telephone 64.

YONKERS

OWNER LEAVING FOR EUROPE—Park Hill South, 7-room frame and stone house, sun parlor, all impts. and up-to-date in every respect; price, $18,000; cash, $9,000. J. A. RIORDAN, Tel. 217-5494 Yonkers, Proctor Building.

BEAUTIFUL HOME—Early possession, 12 rooms, two baths, several fireplaces; excellent construction, high ground, fine view; best neighborhood; large plot; spacious veranda, convenient; bargain, $25,000. O. B. WARING, 14 Getty Square, Yonkers.

COLONIAL COTTAGE—6 rooms, 2 sleeping porches; plot 4,500 square feet; select residential section; $10,500. For Sunday appointment call Breithack & Co., 53 South Broadway, Tel. 701 Yonkers.

$3,500 CASH buys 2-family house, stucco; garage, electric light, gas, steam heat; plot 50x100; house will carry itself price, $16,500; make offer. Gaul & Kempfer, 346 South Broadway, Tel. Yonkers 3625.

HOUSES TO SUIT YOUR TASTE—All sizes of rare beauty at reasonable prices; 30 minutes from Grand Central Station; office on property, Yonkers av. and Dunwoodie st. Harlem train to Mt. Vernon, go west on Yonkers av., car (7 minutes). Midland Jerome Co., Inc.

A LOT, 44x125, on one of Yonkers's most beautiful terraces, with a superb view of the Hudson River. Owner must sacrifice for little cash and will help buyer arrange a building mortgage. Telephone Yonkers 5625. GAUL & KAMPFER, 346 South Broadway.

MODERN 7 ROOM STUCCO DWELLING. Up to date in every respect. Large plot, 3 minutes to station; highly restricted; in beautiful section; $18,500. Make offer. H. W. SULLIVAN, 590 South Broadway. Tel. 5880. Open Sundays.

PELHAM

PELHAM BARGAINS: 8 rooms, bath, $8,000; 6 rooms, bath, $9,000; 5 rooms, bath, garage, $9,500; 8 rooms, bath, $10,500. J. N. AMUNDSEN, 118 Wolf's Lane. Tels. 1153-2138 Pelham, N. Y.

OSSINING

SEVEN-ROOM HOUSE, $7,500

All modern improvements, lot 50x115. Good neighborhood; immediate possession; terms to suit. R. E. LENT, OSSINING. Telephone 840.

YOUR CHOICE of three new seven rooms, bath, cottages, all modern improvements, well located, nice plots, near station; $6,000 to $8,000. Look them over. E. G. HORTON, PLEASANTVILLE. Phone 890.

MOUNT KISCO

SIX ROOMS and bath, all improvements; hardwood floors and trim; convenient to railroad, school, store, etc.; in first class condition; possession May 1; $6,000, very easy terms. CARPENTER & PELTON, Inc.; telephone 8, Mount Kisco.

SCARSDALE

SCARSDALE—Eight rooms, three baths; attractive plot; garage for one car; shade, fruit; convenient to station; high location; a new listing and exceptionally attractive at $25,000. ANGELL & CO., Scarsdale, N. Y. Telephone 300.

PLEASANTVILLE

A PARTICULARLY LIVABLE HOUSE in a community of friendly people; modern, good view; convenient commuting; $11,400. Terms. For description and inspection arrangement write, phone or call MILTON WEND, Tribune Building, New York City. Beekman 2890.

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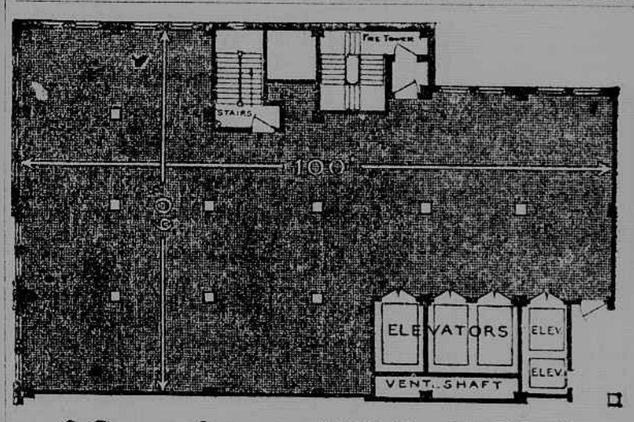


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