News and Comment of City and Suburban Real Estate Field

Active Trading Why Are Not All Buildings as Highas Woolworth Tower? Mott St. Lofts Resold Bring Of Flats in the

The Dormond Realty Company, Simon Myers president, resold to Sigmund Keller the three five-story tenements with stores at 1831 and 1835 and Third Avenue, 25x90 each. The property adjoins the northeast corner of 101st Street. Jacob Subin was the broker.

Frances Mayer sold to Joseph Pesikoff and Benjamin Margolis 1340 Park Avenue, 26x300? Every story above the first eight carns \$10,000 annually more than

Elizabeth C. Duffy sold to William to stop?

V. McCarthy 450 Tenth Avenue, northeast corner of Thirty-fifth Street, a five-story tenement, 24,9x100.

Charles Kneeland sold to Rebecca Pomrine 452 Lenox Avenue, a five-duiling owners the direct question:

"On what basis do you determine the "On what basis do you determi

George Kerner sold to Morris Lapides 82-84 Ludlow Street, two five-story store tenements, 40x65.7.

Bernard Applebaum sold to Joseph Wirklich 208 Delancey Street, a three-story store tenement, 25x75.

The Cruikshank Company sold for the State Investing Company 37 Broome Street, a three-story tenement, 24.8x 100, to Fannie Pirotimski and Joseph Stolloff.

Sales of Dwelling Houses

The Pierre & Golden Company sold 55 West Eighty-seventh Street, a four-story and basement dwelling, 21x100.

five-story American basement

Many Investors Put Savings
In Houses in This District;
Buying of Fine Dwellings
West and East of Park

Meyer Berger sold to Samuel Zucker

In considering the question of the height of office buildings it may very naturally at first be thought by the uninitiated that there is no height limit short of the sky. Having a corner plot worth, say, \$1,000,000 in a prosperous and growing city upon which it has been ascertained that a building of eight stories can be erected and profitably rented, why not build a Meyer Berger sold to Samuel Zucker 12 East 111th Street, a five-story flat. ISx100.11.

Hyman Derman sold to Jacob Wiener 71 East 106th Street, a five-story store tenement, 25x160.11.

The Dormond Realty Company, Simon Myers president, resold to Signo 000, and taxes are 2 per cent, or \$20.

Amanda K. Steffens sold to Elizabeth
C. Fillis 133 West Ninety-eighth Street.

a five-story flat, 24.9x100.11.

Sam Rachelson sold to Ida Sulken
515 East Eleventh Street, a five-story ernard Golden sold to Jacob Minsky
1712 Park Avenue a five-story store
tenement, 25.2x89.11x irregular.
Ignat Roth sold to Pache Rothstein
310 East 118th Street, a six-story store
tenement, 40.9x100.10.

APtrick Kiesen

nt Is Reached in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched in Most Cases Where Greater Height Means Loss of Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched Income; Office Buildings Are Planned to Bring Maximum Return Operators Immediately Researched Income; Operators Immediately Income; Operators Immediately Income; Operators Immedi Harlem Section Vice-President William A. White Point Is Reached in Most Cases Where Greater Height Means Loss of On Investment; Equitable Could Be Higher

of extreme height permissible. A ten-antry of Stock Exchange and bond houses, leading law firms and other users of the best class of office space

d floor, 6,500 square feet,

Interest on land, \$1,000,000, at 6% Interest on building, \$2,418,000, at 6% Amortization of building, at 2%

Resold Bring

Nation's Building Managers Honor New York Men

Its President and Lee T. Smith for Treasurer; Elliman Back in France

will not only add to the cost of con-struction, but will materially reduce the rentable area per floor of the en-

A night auction sale of seventy build- A loan of \$1,250,000 was closed yesing lots in the Bay Ridge section of terday by the Mutual Life Insurance Another Large Structure

He left a week ago with one of his sons and will apend about six weeks on and will apend about six weeks of the Bulkley & Horton Comman was a member of the Y. M. C. A. committee that went to France for the purpose of planning for the coming of the Yanks scon after Uncle Sam threw his hat in the ring. He intends to go over much of the ground he traveled while a committeeman.

As Mr. Elliman threw his weight with the navy, the war zone—battle! citles, trenches and No Mans Land, left of the construction of a number of modern buildings in this part of the country. While the war was on Mr. Gray was an incitles, trenches and No Mans Land, left of the probability of the construction of a number of modern buildings in this part of the country. While the war was on Mr. Gray was a lieutenant in the air service.

\$2,750,000 Loan on New Garment Makers' Home

Subway To Go at Auction

Brooklyn Homesites Near Subway To Go at Auction

A night auction sale of seventy build
Money Advanced on Two Large Corner of Page Street, three corner of Page Street, three corner of Page Street, \$3,800 each; Central Avenue at the northwest corner of Otsego Street, \$4,800; Central Avenue, at southwest corner of Westerly Street, \$2,000; Central Avenue at southwest corner of Westerly Street, \$2,000; Central Avenue and Mile Square Road, \$400.

Lits on Vredenburgh and Whittier, \$250; Yonkers venue at northeast corner of Page Street, three corner of

Takes Up Advertising

Takes Up Advertising

Newspaper Man Becomes Man
The Fourth Avenue Subway and the second floor.

The Fourth Avenue Subway and the second floor in the base Ridge section of the located the executive division of the Brooklyn will be held on July 28 in the Brooklyn will be held on July 28 in the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn will be held on July 28 in the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the executive division of the Brooklyn Real Estate Exchange, located the Brooklyn Real Estate Exchange, located the Brooklyn Real Estate Exchange, located t

same evening thirty lots at thenorth-west corner of Eighth Avenue and Six-In Different Locations Sold

> The vacant plot, 80x100, at 33-39 Porter Avenue, northeast corner of Porter Place, Newark, has been sold by John Giesinger to Meyer E. Ruback through Louis Schlesinger. Mr. Ruback High Rentals for Part of Store

BUILDERS KILL CONSTRUCTION

SMITH & LEO Incorporated

103 Park Avenue New York City

Keeping 5th Avenue as Folks See It a Constant Battle

Fifth Avenue Association Watches Carefully for Ruland & Whiting-Benjamin Old Buildings on Site on National Association Selects Clarence T. Coley for apartment, 38x108.9. Evaders of Zoning Regulation; Means Much to Character of Thoroughfare

Service M. Okborn and to Cace W. West State Control of the Average Association of the State Control of the Average Association for the State Control of the Average Association of of t

Old Firm to Have

Benjamin; Fine Quarters Taken at 14 East 48th St.

of Estimate Mr. draw one the National Additional Additi

Appeals.

"This petition came up on June 1 and the Board of Appeals granted permission to crect the building without any setbacks, upon the ground that the City of New York intended, in the contract of the sale of the property to Mr. Mandel, to convey to him the right which they had to build a twenty-five-story building, pointing out the fact that the city had already put in foundations for a twenty-five-story building prior to 1916, when the zoning law went into effect.

"Many cases come up from time to the newspaper line, having been connected with The Evening Sun for the repertorial staff of The Evening World. American, Press, Telegraph and Daily News prior to his position on The Evening Post.

Former Ryan Home in 54th

Street Will Be Improved

The 24-26 East Fifty-fourth Street Corporation, formed at Albany Friday with a capital of \$100,000, is to take

New Home and Name on Same Day Corp. to Become Ruland

Ellen Hickey sold to Robert Lauschus
502 East Sixty-fifth Street, a threestory dwelling, 18x762 irregular.
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504 East Sixty-fifth Street, a threestory dwelling, 18x762 irregular.
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500 East Sixty-fifth Avenue as an observed will like the septime of the stilling of the st

George W. Seymour has resigned his position as real estate editor of The New York Evening Post to become manager of the advertising department of Bryan L. Kennelly, Inc. Mr. Seymour is a member of the Real Estate Board of New York, Long Island Real Estate Board of New York, Long Island Real Estate Board, Westchester County Realty Board, Westchester County Realty Board, Newark Real Estate Board, Respectively Realty Board. Newark Real Estate Board, Respectively Realty Boards.

The property was secured through Sea Beach express station is one block of the property and within twenty form the property and within twenty from the property and within twenty

Work on Federal Bank's New Home In Nassau St. Begun

Nassau St. Block Being Taken Down for Large

Horace S. Ely & Co.

This petition came up on June 1 and the Board of Appeals granted permission to cross the first of the sale of the property of the repertorial staff of the contract of the sale of the property of the twenty-five-story building, printing out the fact that the city and already put in found in printing printing out the fact that the city had already put in found in the right with the printing printing out the fact that the city had already put in found in the right with the printing printing out the fact that the city had already put in found in the right with the printing printing out the fact that the city had already put in found in the right with the printing printing out the fact that the city had already put in found in the right with a printing printing out the fact that the city had already put in found in the right with a capital of \$100,000, is to take control to 1816, when the zoning in an all such plants of the former home of time where applications are filed to alter buildings so that mure than \$2.00 to 1916, when the zoning in the rest control of the former home of sure alter buildings so that mure than \$2.00 to 1916, when the zoning in the rest control of the former home of a staff of the former home of a capital of \$100,000, is to take control of the former home home. F. Ryan and the dwelling belongs the former home home. F. Ryan and the dwelling belongs the former home home. F. Ryan and the dwelling belongs the former ho

offices of Douglas Gibbons & Co., 6 East 45th Street. Mr. Aisenbrey knows well the dwelling and apartment house situation on the East Side. All will come to a close with to-

the Brooklyn Real Estate Exchange, Center Building, northwest corner of The Fourth Avenue Subway and the Sea Beach express station is one block from the property and within twenty minutes of Park Row. Included in the Sale is one three-stary apartment with Seventh Avenue and Thirty-seventh Street. These loans were negotiated by William A. White & Sons.

The two-family dwelling, 25x100, 848
South Fourteenth Street, Newark, N. J.,
has been sold by Mrs. Rose Brams to
Max Gelb, through Louis Schlesinger,
line

sell Realty to Ice Company, Which Also Buys Other Adjoining Property

Builders Sell Large Bronx Corner Apartment

Property Sold at Burnside and Davidson Aves.; Other Sales of Flats

The Utility Realty Company sold to G. & L. Holding Corporation the prop-erty, 148.1x143.1, at the northwest corner of 172d Street and Seabury Place.
Mary F. McCarthy sold to Marga-retha Fahrenburg 2776 Bainbridge Street, a two-and-a-half-story dwelling,

Dunwoodie Heights Lots Bring Good Prices at Sale

sold on the premises, which are op-posite the Empire City racetrack. The sale was continued in the evening and

house situation on the East Side. All will come to a close with to-morrow his years in real estate have been with proprietors in that section.

If his w. Malcolm Gray Changes His Place with the afternoon was \$398 a lot. The following are some of the important purchases:

Added to Motor District

Owners to Occupy Big Space

in Bosch Building, Recently Completed The Bosch Building is one of the latest large new buildings in the heart of the motor district to throw open it of the motor district to throw open its doors. It has been erected by the American Bosch Magneto Corporation at 17 to 23 West Sixtieth Street, in which the toncern occupies three floors for its New York distribution station, sales, service and shop departments.

The building is of steel, stone and concrete. Office floors in the structure are linoleum covered, with concreta baseboards, and the halls are of mossic. The building is attractively finished and equipped with up-to-date conveniences.