

UNFURNISHED APARTMENTS TO LET

Queens

# The Latest Idea in Apartments

Front View

"Garden" Court View

Contrast this outlook with the view over backyards and crowded streets which characterizes most apartments in Manhattan, Brooklyn and the Bronx—then you will understand one of the reasons why about 600 families have purchased

New "Garden" Apartments at Jackson Heights

Other reasons may be summed up in the fact that Tenant-Owners find it cheaper to own their apartments than to rent them—that here they have their own exclusive Golf Course, Tennis Courts, Club House, and Playgrounds for the little folk—that this is a refined community restricted to American families of unquestioned standing.

4, 5 and 6 Rooms "Garden" Apartments Ready for Occupancy. Tax Exemption—10 Years

Visit JACKSON HEIGHTS To-day Apartments Open for Inspection until 9 P. M. Daily Queensboro Corporation, 50 East 42nd St.

Queensboro Subway from 42nd St. to 35th St. Station (Corona Line). Jackson Heights Office opposite.

Right in New York City

# JACKSON HEIGHTS

22 Minutes from 42nd St.

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## Most Desirable Apartments in New York City

Occupancy October 1st

910 Fifth Avenue  
N. E. Cor. 72nd Street  
Housekeeping Apartments  
Simplex—14 Rooms, 5 Baths \$24,000  
Duplex—15 Rooms, 5 Baths \$21,000  
Only Three Apartments Available

270 Park Avenue  
47th to 48th Sts., Park to Madison Ave.  
Housekeeping Apartments  
With Ritz-Carlton Restaurant  
10 to 17 Rooms—\$10,500 to \$23,000  
3 to 6 Baths  
Italian Garden

290 Park Avenue  
45th to 46th Sts., Park to Vanderbilt Ave.  
Housekeeping & Non-housekeeping  
2 to 9 Rooms—\$3,400 to \$14,000  
1 to 4 Baths  
Restaurant "PIERRE"  
Hourly Maid Service, if Desired

640 Park Avenue  
N. W. Cor. 66th Street  
18 Rooms, 6 Baths—\$18,000

830 Park Avenue  
S. W. Cor. 76th Street  
Duplex Apartments  
11 Rooms, 4 Baths—\$8,000  
13 Rooms, 5 Baths—14,000

840 Park Avenue  
N. W. Cor. 76th Street  
Duplex Apartment  
7 Rooms, 3 Baths—\$3,900

35 East 30th Street  
8 Rooms, 3 Baths—\$4,200

140 West 55th Street  
Housekeeping Apartments  
3 to 4 Rooms—\$1,600 to \$2,800

130 West 57th Street  
Duplex Apartment  
With Large Studio Room  
8 Rooms, 3 Baths—\$5,000

52 West 58th Street  
Duplex Bachelor Apartments  
Living Room, Two Bedrooms, Bath and Service Pantry  
Maid Service, including meals and sales Service  
\$3,600 to \$4,000 per annum

135 West 58th Street  
11 Rooms, 4 Baths—\$8,500  
Physicians' Suite—\$1,800

116 East 58th Street  
8 Rooms, 3 Baths—\$4,000 to \$5,000

106 East 85th Street  
7 Rooms, 3 Baths—\$3,800 to \$4,200

68 East 86th Street  
7 and 8 Rooms—\$3,500 to \$4,000

Management of  
**Douglas L. Elliman & Co.**  
15 EAST 49th STREET PLAZA 9200

All other apartment houses under our management are fully tenanted

REAL ESTATE AT AUCTION

REAL ESTATE AT AUCTION

## REAL OPPORTUNITY THAT IS EVERY MAN'S!

The Garden Spot of the North Jersey Coast, where Ocean, Bay and Country meet, which was bought and developed for an exclusive Millionaires' Colony

# PUBLIC AUCTION

## 250 SUMMER BUNGALOW PLOTS

OR PERMANENT HOME  
1-5 to 1 1/2 Acres Each  
"NAVESINK PARK"

# Atlantic Highlands

With 1 1/2 Miles Frontage on Both Sides of  
**OCEAN BOULEVARD**  
Also on Hayside Drive, Highland Ave and Adjoining Roads.  
With a Magnificent View of  
**SANDY HOOK BAY AND ATLANTIC OCEAN**  
TO BE SOLD

**SATURDAY, AUGUST 27th**  
At 2 o'clock, on the premises, rain or shine, in large tent.  
Easy Terms. Write or telephone for Illustrated Bookmap.

**BRYAN L. KENNELLY, Inc.**  
Real Estate Auction Specialists Since 1847  
149 Broadway, N. Y. C. (SINGER BUILDING) Tel. Cortlandt 1547  
Train Schedule in Bookmap is standard time, one hour earlier than daylight saving time.

REAL ESTATE AT AUCTION

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# Organization

An Indispensable Factor in Auction Selling

Never, in the history of the real estate market, has the value of organized "team" work been more fully appreciated and made more evident than in the last three months, during which short period I have sold, by public auction, more than 12,000 lots in this city and its suburbs.

The outstanding feature of this remarkable record is the fact that six months ago it would have been far easier to have found the proverbial "needle in the haystack" than to have discovered a well-informed real estate expert, investor or speculator who would have dared to place on record his opinion that this large number of lots could be marketed before August 1st.

But—this is precisely what has been accomplished in the three months elapsed between May 1st and August 1st.

It would have been impossible for me to have achieved this success but for the close cooperation of every member of my organization of more than one hundred fully qualified and expert real estate salesmen.

Such success is not spasmodic, but is the result of the hardest sort of hard work, and "eternal vigilance."

"Eternal Vigilance Is the Price of Success."

1. Since May 1st I have spent approximately \$400,000 on newspaper advertising, signs, posters, car cards, motion picture exhibits, etc.
2. Since May 1st I have caused to be printed and distributed about 750,000 pieces of literature, including illustrated bookmaps of auction sales, throw-aways, circular letters and leaflets; also telegrams, etc.
3. Active personal promotion work, which is a necessary part of every auction campaign, has been vigorously pushed.
4. Persistence—"keeping everlastingly at it"—is the slogan of my organization—the practice of which has been an important factor in the success of my sales.

Each sale had to be handled on its merits, and each required an original advertising campaign, promotion work of a particular sort, close personal contact and close coordination on the day of sale, in addition to a great number of personal calls made by my representatives at the homes and offices of prospective buyers. In addition, each property had to be carefully studied, together with the neighborhood transit facilities, etc.

This has not been the work of one man, but of hundreds of men directly and indirectly connected with my organization, and I do not hesitate to say that it would have been impossible for any lesser organization to have achieved the same successful results.

67 Liberty St. Telephone  
New York Cortlandt 0744

**Joseph Day**  
Auctioneer

UNFURNISHED APARTMENTS TO LET

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## This Is What Thousands Have Been Waiting For IN BEAUTIFUL

# SPRINGFIELD GARDENS

Springfield, L. I. (Queens County)

### ABSOLUTE AUCTION SALE

## 400 SELECT IMPROVED LOTS SHADED STREETS 400

To liquidate Suburban Realty Holdings of the GATES THEATRE Corporation, now erecting \$1,000,000 playhouse at Broadway and Gates Avenue, Brooklyn

TO BE HELD ON

## SATURDAY, SEPT. 10, 1921

ON PREMISES

At 2 P. M., Rain or Shine, in Large Tent Through Electric 24 minutes train service direct to property from Penna., Manhattan, and Flatbush Avenue, B'klyn. stations. Also Fulton Street "L" and N. Y. Ave. Trolley to property for 10 cent fare.

### UNUSUAL EASY TERMS

Free Title Guarantee & Trust Co. Policies  
Write or telephone for Illustrated Bookmaps

**BRYAN L. KENNELLY, Inc.**  
Real Estate Auction Specialists Since 1847  
149 Broadway, N. Y. C. Tel. Cortlandt 1547

UNFURNISHED APARTMENTS TO LET

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# 136 EAST 67TH ST.

100 Per Cent Joint-Ownership

A NEW, strictly fireproof elevator Apartment Building, now under construction.

Low-priced Stock—Economical Operating Expense. Open Fireplaces. Many Other Unusual Features.

The pure Italian facade provides a charming background for the quaint garden effect, with its ornamental wall, in front—lending an air of privacy and architectural distinction to the building.

Six Suites Remaining To Be Sold:  
4 to 7 Rooms, 1 to 3 Baths  
These may be combined into larger Suites, if desired

DOUGLAS GIBBONS & CO. OR CULVER & CO.  
6 East 45th Street 7 East 42nd Street  
Telephone: Vanderbilt 626 Telephone: Murray Hill 2024

Immediate Occupancy or October 1st

## High Class Apartments

<b>Gramont</b> 215 WEST 98th St. N. E. COR. BROADWAY 7 rooms, 2 baths, exceptionally large floor. Rental \$4,200. IMMEDIATE OCCUPANCY 6 rooms and 2 baths. Rental \$3,800. Occupancy now or Oct. 1st.	<b>San Jose</b> 500 WEST END AVE. N. E. COR. 84th St. 6, 8 rooms, 2 baths. Rentals \$3,500 & \$4,100. Occupancy now or Oct. 1st.
<b>Sanford</b> 229 WEST 78th St. N. E. COR. BROADWAY 8 rooms, 2 baths. Rental \$3,000. 6 rooms, 2 baths. Rental 2,600. 7 rooms, 3 baths. Rental 4,200. OCCUPANCY NOW	<b>Alameda</b> 255 WEST 84th St. N. W. COR. BROADWAY 8 rooms, 2 baths. Cor. Apartment. Rental \$4,800. OCCUPANCY OCTOBER 1ST.

**The Kerford** 230 West 75th St. 7 ROOMS, 3 BATHS  
N. E. Cor. B'way 7th Rent \$4,200.  
OCCUPANCY NOW

Inquire on Premises or Tel. Lenox 9000.

UNFURNISHED APARTMENTS TO LET

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## Immediate and October First Possession

ARE YOU CONTEMPLATING RENTING AN APARTMENT THIS FALL? IF SO DO IT NOW—DON'T DELAY IT

350 West 71st St. 8 Rooms and Bath; \$1,900 to \$2,100.	225 West 80th St. (cor. Broadway) 8 Rooms, 2 Baths; \$2,400.
172 West 79th St. 8 Rooms and Bath; \$2,500.	18 West 82nd St. 2 Rooms and Bath; \$1,300 up.
450 West End Ave. (82nd St.) 10 Rooms, 3 Baths, 1st floor; \$4,000.	131 Riverside Drive (cor. 85th St.) 9 Rooms, 3 Baths; \$3,000.
64 West 84th St. 2 Rooms and Bath; \$1,200.	Belmont, 225 West 86th St. 8-9-10 Rooms, 2 & 3 Baths; \$4,500.
619 West End Ave. (90th St.) 2 Rooms and Bath; \$1,400 to \$2,000.	321 West 92nd St. 10 Rooms, 3 Baths; \$4,500.
250 West 91st St. (cor. Broadway) 9 Rooms, 3 Baths; \$3,250.	210 Riverside Drive (cor. 93rd St.) 9 and 10 Rooms; \$3,300 to \$5,500. A duplex on first floor.
209 West 97th St. 8 Rooms, 1 Bath; \$2,000.	330 West 102nd St. 7 Rooms, 3 Baths; \$3,100.
780 West End Ave. (98th St.) 5 Rooms, 2 Baths; \$3,000.	

**Wood, Dolson Co., Inc.**  
80th St. & Broadway. Phone Schuyler 1100

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## 399 Park Avenue

8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100

2d, 5th, 7th and 9th FLOORS  
9-10 Rooms, 3 Baths.

## 124 West 72d Street

Near Broadway  
Special Dentist's Office  
Ground Floor Front  
And apartments of 4 & 5 Rooms

## 110 East 54th Street

Bachelor Apartments of  
Doctor's Office  
Ground Floor Front  
FOR FULL INFORMATION  
Phone Vanderbilt 4230  
**PARK AVENUE OPERATING CO., INC.**  
512 Fifth Avenue

REAL ESTATE BROKERS

# The Esplanade

West End Avenue at 74th St.

The Exclusively Residential Hotel

No transient guests  
Unfurnished, suites only  
Immediate possession or Oct. First

RESTAURANT ESPLANADE A LA CARTE AND PRIX FIXE

REAL ESTATE BROKERS

# CROSS & BROWN COMPANY

Real Estate in all its branches  
14 EAST 41ST ST. 402 BROADWAY  
175 FIFTH AVE. 215 W. 52ND ST.

Commercial Property  
**Spears**  
140 Broadway, New York

REAL ESTATE BROKERS

# The Royalton

BACHELOR APARTMENTS  
Single Rooms—Room & Bath  
2 Rooms & Bath. Studio Apartment. Suitable Professional or Club. On Ground floor.  
HOTEL SERVICE RESTAURANT

Plans can now be seen for remodeled top floor. Ready for occupancy Oct. 1st.

44 West 44th Street

West Side  
57th St. to 80th St.  
1-2-3-4 ROOMS & BATH  
ELEVATOR, WALK-UPS, FURNISHED & UNFURNISHED, FIRMING & MODERNITY

7 & 9 ROOMS, 2 BATHS  
\$1,200 to \$2,500  
THE VAN CORTLANDT  
FURNISHING & MODERNITY  
J. EDGAR LEVAY & CO.  
49 East 42nd Street.

SMALL APARTMENTS

840 Seventh Ave.  
Corner 54th St.  
3, 4 & 5 Rooms

321 West 55th St.  
West of Broadway  
Four Rooms

350 West 55th St.  
West of Broadway  
1, 2, 3 & 4 Rooms

300 Central Park West  
Corner 96th St.  
1, 2 & 3 Rooms

434 West 120th St.  
Corner Amsterdam Av.  
2, 3 & 4 Rooms  
45 Tiemann Pl.  
Old No. 609 West 127th St.  
One Block South of B'way & 125th St. Subway Station.  
2 & 3 Rooms  
NON-HOUSEKEEPING  
Hotel Sevilla  
117 West 18th St.  
2, 3 & 4 Rooms  
Hotel Beresford  
Central Park West & 81st  
1, 2, 3 & 4 Rooms  
IMMEDIATE AND FALL OCCUPANCY

For Other Apartments Apply  
**BING & BING**  
119 West 40th St. Bryant 6410.

NEW 1-3-4-5 ROOMS WITH KITCHENS Ready for Immediate Occupancy  
136 WEST 75 St.

Ideal Bachelor Apartments One and 2 Rooms and Bath FURNISHED OR UNFURNISHED WITH SERVICE MEALS SERVED IF DESIRED MOST CONVENIENT LOCATION IN CITY  
73 West 68th St. TELEPHONE COLUMBUS 2936

Hotel Peter Stuyvesant Central Park West, at 86th St.  
Suites now being shown for rental UNFURNISHED OR FURNISHED  
1 Room and Bath, \$1,000 up  
2 Rooms and Bath, \$1,000 up  
3 Rooms and Bath, \$3,200 up  
to as many as desired.  
RESTAURANT A LA CARTE  
WM. F. INGOLD, MANAGER  
FURNISHED APARTMENTS TO LET

Beautifully Furnished 4 Rooms, Bath, and toilet, etc. very elegant. Call monthly. Fleming McDonald, 102 W. 57 St.  
REAL ESTATE BROKERS  
**Douglas L. Elliman & Co.**  
15 EAST 49TH ST. Plaza 9100

High Class Apartments

247 5th Ave. 231 E. 48th St.

Large duplex apartment from Oct. 1. Living room, 22x27, reception room, library or billiard room, dining room, kitchen, servants' dining room, 3 master bedrooms, 2 baths, 4 servants' rooms and bath; rent \$9,000 per annum; also 8 rooms, 2 baths; duplex; rent \$4,500 per annum. Exceptional opportunity to secure very desirable apartments in exclusive house.

In Turtle Bay Gardens, duplex apartment, 4 rooms and 2 baths, living room and dining room on garden. Rent \$3,500. Immediate possession.

30 E. 68th St.  
2 Rooms, bath, \$1,200-\$1,400  
4 Rooms, bath, with kitchenette, rent \$2,100.

710 Madison Ave.  
2 Rooms and bath, \$1,200.

## RULAND & BENJAMIN, INC.

14 E. 48th St. Tel. Vanderbilt 9363

Buy Your Apartment In a Successful Co-operative Apartment Make Attractive Terms to Responsible Parties  
Only One Left For Sale

237 W. 74th St., West of Broadway  
An opportunity to participate in a tenant ownership plan, with a company established and operating since August, 1920

7 Rooms, 3 Baths, in a High Class Fireproof Building  
This desirable apartment will show a generous return as an investment or a big saving in rental if purchaser makes it his home.  
For Appointment Address A. J. PENDLETON, Premises

New Jersey New Jersey

## EAST ORANGE APARTMENTS

IMMEDIATE OCCUPANCY

Situated in one of the most select residential sections of one of the Oranges, of Fireproof and Soundproof Construction. Elevator Service, Sanitary and Promenade on Roof, Community Gardens, Separate Maid's Quarters, together with every convenience of the most Modern Apartments.

Offering an unobstructed view of the surrounding country and situated in the center of a most extensive and elaborate arrangement of lawns, thirty-five minutes to Cortlandt St. and forty-five minutes to 42d St. and Broadway.

With a few remodeling apartments that will be decorated to suit tenants leasing Oct. 1st.

Must be seen to be appreciated.

## RIDGEWOOD COMPANY

74 South Munn Ave. East Orange, N. J.  
Phone for an appointment, or apply to supt., on premises  
Orange 686-0 Orange 6300.

UNFURNISHED APARTMENTS TO LET

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## APARTMENTS TO LET

345 West 83rd Street  
NEAR RIVERSIDE DRIVE  
11 rooms, 4 baths, \$8,250 & \$7,000.  
7 rooms & bath, \$2,400 & \$2,500.  
8 rooms & bath, \$1,800.

**Hendrik Hudson**  
61 WEST 110TH ST.  
8 rooms, 2 baths, \$3,200 to \$3,000.  
3 rooms & bath, \$1,800.

**Pamlico**  
97 CENTRAL PARK WEST  
Near 69th St.  
8 rooms & bath, \$2,900.

**789 West End Avenue**  
CORNER 99TH ST.  
6 & 7 rooms, 3 baths, \$3,600

**La Grange**  
1 WEST 83RD STREET  
Corner Central Park West  
7 rooms & bath, \$2,600 & \$2,500.

**545 West 125th Street**  
NEAR MANHATTAN STREET  
Subway Station at Broadway & 125th St.  
4 rooms & bath, \$200 & \$1,000.  
2 rooms & kitchenette & bath, \$810.

**841-845 West End Ave.**  
CORNER 101ST ST.  
7 & 8 rooms & bath, \$1,600 and \$1,800  
Our complete list of Apartments, 2 to 11 rooms, mailed upon request.

NOTE—With few exceptions immediate possession of these apartments may be had.

**SLAWSON & HOBBS**  
162 WEST 22ND STREET, Near B'way  
Telephone 7210 Columbus.

## The Dorilton

171 West 71st St. Cor. B'way  
8 & 10 Rooms  
Buckingham Court  
310 West 99th St.  
8 Rooms & 2 Baths

The above apartments are for either immediate possession or possession October 1st.  
Apply on premises or  
**Manhattan Leasing Co.**  
119 Church St. Phone Barclay 6390

## 3-4-5-6 Rooms & Bath

2 Blocks from Jerome Ave.  
Subway Station—183rd St.

Immediate Possession  
2295 GRAND CONCOURSE  
2276 CRESTON AVENUE

## APARTMENTS BEST AVAILABLE LIST FOR FALL LEASING

Furnished and Unfurnished  
Fifth and Park Avenue Sections  
Washington Whitehouse, Inc.  
310 Madison Avenue, Tel. Plaza 1000

Central Park South  
112-20 WEST 60TH ST.  
Splendid location, overlooking park.  
1, 2, 3, 4, 5, 6 ROOMS, \$2,000  
J. EDGAR LEVAY & CO.  
49 East 42nd Street.