

Real Estate News

St. Hubert's Hotel Bought By Operator

Cable Used in Completing Deal for 12-Story Building in West 57th Street Purchased by Fred'k Brown

Frederick Brown purchased the St. Hubert's Hotel, at 120 West Fifty-seventh Street, at Edmund S. Coffin, executor of the estate of Anthony Van Bogen. The building is twelve stories high and covers a site 60 by 100 feet deep, between Sixth and Seventh avenues. At the expiration of the lease on the property, in about six years, the building will be altered by Mr. Brown for business purposes. The deal has been under negotiation for several months, the delay being due to the fact that several members of the estate are living in Europe and considerable correspondence and explanation was necessary to conclude the purchase. Dwight, Archibald & Perry, Inc., and Harold L. Lewis negotiated the deal.

1,500 More Lots Added to Forest Hills West Sale

Parcels on Yellowstone and Woodhaven Boulevards Sold for From \$225 to \$800

The demand for Forest Hills West lots, being disposed of by auction by Joseph P. Day, Inc., has been so strong that the Matakow Land Company, the sellers, to include 1,500 more parcels in the offerings, making a total of 8,000 in all. The sale was continued yesterday afternoon and evening on the property under a large tent. In the afternoon 156 lots were sold for \$63,180. This made a grand total of 2,462 lots disposed of for \$1,144,665 up to that time. The lots sold yesterday afternoon were on Yellowstone and Woodhaven boulevards and the southern section of Alderton Street, and brought prices of \$225 to \$800 each.

The bidding at both the afternoon and evening sessions on Saturday was spirited and developed a strong market. Contractors in the sand business engaged in keen bidding for Woodhaven Boulevard frontages. Two Glen Dale, L. I. contractors, Bernard Emer and Karl Wenzel, took over fifty lots in this section. The prices ranged from \$250 to \$700. James Naughtin, of the Naughtin Construction Company, and Grace Egan, big buyers at the earlier sales, added to their purchases Saturday. Mr. Naughtin shoved his total buy up to \$68,580, with some Long Island Railroad frontages. Miss Dugan took business corners for \$1,500, one at Elwell Crescent and Allerton Street.

Residential and Vacant Sites in the Bronx Sold

The Manhattan and Bronx Company sold for Dr. Kruskal the dwelling, 50x178, at 2638 Marion Avenue, and the corner of Valentine Avenue and 177th Street, a five-story apartment, 32x100. E. H. Hammersley sold for Otto A. Deffa to W. Bantz the five-story apartment, 1210 Wheeler Avenue. Ralph Russo resold for Ferdinando Alfano the three-story house at 3125 Park Avenue, 28x160, to Francesco and Attilio di Fiore. Mary L. Wilson bought from Arthur W. Shearer and Robert J. Murphy the northwest corner of Grand Concourse and 193rd Street, 76x108, irregular. The Sampire Realty Company bought from the Beaumont Construction Company the property on the west side of Southern Boulevard, 160 feet north of Longwood Avenue. Louis Finkelstein sold to Dora Bierman the property at the southeast corner of Grand Concourse and 183d Street, 93x84, subject to a mortgage for \$85,000. Kate Schambure sold 3186 Baisley Avenue, Lohbauer Park, to A. L. Larson.

Caroline Longo Sells Home Being Built at Pelham Heights

Chauncey B. Griffin sold a new house in course of construction at the corner of Pelham Avenue and Highbrook Avenue, Pelham Heights for Caroline Longo to Paul S. and Mary F. Swan.

Playwright Purchases Home at Hastings-on-Hudson

Prince & Ripley sold for J. O. Young his residence in the Hudson Heights section of Hastings-on-Hudson to John Clarkson Miller, playwright, of this city.

New Tenants for Flats

Fense & Elliman leased apartments at 67 Park Avenue, to Dr. E. S. Robinson; at 829 Park Avenue, to G. H. Bonnell; at 140 West Fifty-eighth Street, to R. J. de Camp; 35 East Eighty-fourth Street, which L. F. Polstein is building at the northeast corner of Madison Avenue, to Max Greene, and Frank E. King; at 228 West Seventy-first Street, to James M. Coplin, and at 125 West Seventy-sixth Street, to W. J. Houston Jr.

5th Ave. Store for Glass Shop

Rovantree-Schley Company and A. A. Hageman leased for Louise & Co. store at 544 Fifth Avenue to the Crystal & Glass Shop for a long term of years. Fense & Elliman have leased a loft at 32 West Forty-sixth Street for the American Realty Company to Estelle Luby.

Flats to Cost \$1,325,000

110 ST. 150 E. is a cor Lexington av. 11-story brick house with 215 10x12 1/2 ft. Corpn. 403 Madison av. Tracy H. Harris, Pres. owner. Cross & Cross, archt; 126,000.

REAL ESTATE—SALE OR RENT

BARGAIN. ACT QUICKLY—Attractive 2-room house, all improvements on plot 60x112, in rapidly growing home community, 15 minutes to station, main line. Price, \$15,000. Excellent commut. to City. Phone 66,500; easy terms. ROGER RICE, 212 W. 52d St., N. Y. City, Tel. Longacre 39123.

REAL ESTATE BROKERS

WAL WINKLE CO., Rutherford, N. J.

MORTGAGE LOANS

1st Mortgage Loans Mandel-Fisher Corp., 255 5th Ave., N. Y.

Business Buildings in Down-Town Sections Sold

Haberdashers Purchase Structure in Nassau Street and Will Occupy Store

The building at 86 Nassau Street has been purchased by Morse Brothers, haberdashers, who intend to alter the building and occupy the store. F. & G. Phomm represented the former owners. Edward Roche sold to Albert Teren and Barnet Salensky the four-story building at 216 Duane Street, 24.5x70.7, through to 130 Reade Street. Barney Ershowsky sold to Nathan Glantz the four-story building at 289 Bowers, 16.8x70.2. Abraham and Jennie Epstein sold to the St. John Building Corporation the three and two-story buildings at the southeast corner of Wooster and Bleecker streets, 75x50.

\$100,000 for Little Neck Lots Sold at Auction

Spirited Bidding at Sale of Long Island Realty; Developers Largest Buyers

More than \$100,000, or an average of \$200 each, was received for lots at Little Neck Hills, L. I., sold by Bryan L. Kennelly, Inc., on the property last Saturday. A large crowd attended the auction and bidding was spirited. August Janssen, the owner of the Hofbrau House, and J. M. Riehle, in the real estate brokerage business on the north shore and developers in the Little Neck section, were the heaviest buyers. They purchased more than 100 lots. G. Sigillo, of Little Neck, paid \$2,000 for the plot on Brow Vale Drive, adjoining Broadway, which was the record price at the sale. Other buyers were Hilda H. Davis, William A. Crowley, Joseph R. Strong, J. Seifert, John P. D. Briggs, R. R. Hale, Frank L. Powers, L. R. Wright, Anne Wilde, Elizabeth Sullivan, Edwin S. Larson, A. W. Landstrom, Fred Oehler, Sarah C. Pechette, W. R. Hutton, Floyd Reimer, John Sucha, Agnes M. Smith, Ulysses S. Ford, Lucia Beaumont, James Nelson, Martin T. Frederick, William Hafferty, M. C. Grosy and Frank M. Braisted.

Ten Small Homes Will Replace Six Apartments

The six old apartments at 163 to 173 East Seventy-fifth Street, acquired several months ago by a syndicate headed by Joseph B. Thomas, are to be replaced with a group of ten small private homes fronting on a private thoroughfare reminiscent of Pomander Walk in appearance. De Suarez & Hutton, architects, are preparing the sketches. It will be a community cooperative development conducted on a 100 per cent ownership plan.

East 50th St. Commercial Building Passes to New Owners

A. N. Gitman sold for N. A. Darwin, president of the Fenmore Mortgage Corporation, 10 East Fiftieth Street, a five-story commercial structure to the 10 East Fiftieth Street Company, Inc., Ira L. Kohn, president.

Apartment Trading Still Centers in Harlem Houses

Professional Takes Over Morningside View, on Amsterdam Avenue Corner

Joseph Shenk bought from the Morningside View Company the six-story apartment house, known as Morningside View, at the northeast corner of Amsterdam Avenue and 123d Street. The Denwood Realty Company bought from Morris Bekowitz the five-story tenement at 1736 Madison Avenue, 25x100. Pincus Rothberg sold to Elenore Grossman the five-story apartment at 15 Arden Street, 27x110. Stephen H. Jackson sold to Henry and Paula Behrend the four-story tenement at 107 East 106th Street, 25x100.11.

The two six-story tenements at 629-633-640 and 642 East Sixth Street, 42x97 each, have been sold by the 225 West Sixty-ninth Street Company to Hyman Suss.

John Zimmerman sold to Louis Astor the five-story tenement at 534 Ninth Avenue, 24.5x100. The similar house at 536, 24.7x100, has been sold by Caroline J. Jantzen to Solomon Sherman. Barnett Lesser sold to Emanuel and Iste J. Pardo the five-story flat, 33 West 112th Street, 25x100.11. Joseph Kirsch sold to Anna Felber the five-story tenement at 869 First Avenue, 25x100.

Ten Small Homes Will Replace Six Apartments

The six old apartments at 163 to 173 East Seventy-fifth Street, acquired several months ago by a syndicate headed by Joseph B. Thomas, are to be replaced with a group of ten small private homes fronting on a private thoroughfare reminiscent of Pomander Walk in appearance. De Suarez & Hutton, architects, are preparing the sketches. It will be a community cooperative development conducted on a 100 per cent ownership plan.

East 50th St. Commercial Building Passes to New Owners

A. N. Gitman sold for N. A. Darwin, president of the Fenmore Mortgage Corporation, 10 East Fiftieth Street, a five-story commercial structure to the 10 East Fiftieth Street Company, Inc., Ira L. Kohn, president.

TO LET FOR BUSINESS PURPOSES TO LET FOR BUSINESS PURPOSES

The New Building of the Bowery Savings Bank 110 East 42nd Street. Includes architectural drawing of the building and a map showing its location relative to Grand Central Station and surrounding streets like Vanderbilt Ave, Park Ave, and Lexington Ave.

The Right Structure The Right Location The Right Landlord. LOCATE your offices in the Convenient New Building of the Bowery Savings Bank on 42nd Street opposite the Grand Central Station. Includes map and detailed text about the building's features and location.

To Those Who Know HUNT'S POINT and Those Who Do Not Know HUNT'S POINT. Do you recall the building of the 3rd Avenue "L" and the great crowds that came after? Includes text about the development of Hunt's Point and the Southern Boulevard Subway Extension.

REAL ESTATE—SALE OR RENT. Includes various real estate listings for Manhattan, New Jersey, and Connecticut, such as 'RIVERSIDE DRIVE CORNER' and 'NEW STORES, apartments and offices'.

Auction Sale Continued TO-DAY and To-night On the Premises, 2.30 P. M. & 8 P. M. At Your Own Price. Forest Hills West BORO OF QUEENS, NEW YORK. Includes details about the auction and contact information for Joseph P. Day.

995 Hunt's Point LOTS BRONX, NEW YORK CITY. On Tiffany Street, Randall Avenue, Manida Street and adjoining Highways. Did you get in on the booms that followed the building of the 3rd Avenue "L" and the Westchester Avenue subway? Includes details about the auction sale on July 22d.

HESS PROPERTY REAL ESTATE BROKERS. 67 Liberty St., New York City. Includes contact information for Joseph P. Day.

Horace S. Ely & Co. REAL ESTATE. 115 Broadway, New York. Includes contact information for the real estate brokers.