Select Board.

THE SUN UP-TOWN OFFICE,

1,265 BROADWAY,

Near 32d St., Opposite Hotel Imperial,

ADVERTISEMENTS RECEIVED UNTIL 11 P. M.

Advertisers may also leave Advertisements at the following offices, where the rates will be the same as those charged at the main office:

W. H. FORDHAM, 182 6TH AV., COR. 11TH ST.; 394 6TH AV., COR. 18TH ST.

HARTGENSIE, 1,170 NINTH AV., CORNER 72D ST.

F. E. KRUEGER, 2694 EAST 42D ST., COR. MADISON AV., N. Y.

McMILLAN & JAMESON, 400 WEST 17TH ST.

SAM G. WALLACE, 60 EAST HOUSTON ST.

THOMAS F. MARTIN, 80 TOMPKINS MARKET, 8D AV., BET. 6TH AND 7TH STS., NEW YORK.

F. McWENNY, 1,149 6TH AV., NEAR 71ST ST.

A. SCHECKEMANN, 71 WEST 125TH ST.

A. JENNINGS, 16 EAST 23D ST.

AUGUST F. SCHWARZLER, 87TH ST., COR. PARK AV. (Telephone Call 262 59th st.)

JAMES A. McGINNISS, 20 WEST 14TH ST., ROOM 2.

RENT GUARANTEE CO., 840 GRAND ST.

ALLEN ADVERTISING CO., S. W. COR. BROADWAY AND 30TH ST.

BROOKLYN:

MORRISEY'S PHARMACY, Junction of Fulton and Washington streets.

F. J. MOORE & CO., 1,079 BEDFORD AV., NEAR QUINCY ST. (Telephone Call 495 Bedford.)

BROOKLYN ADVERTISING CO., 369 FULTON ST.

BROOKLYN ADVERTISING AGENCY, 290 BROADWAY, NEAR MARCY AV.

A. A. WATSON, 370 BROADWAY. Open Sunday.

J. O'DONOGHUE & CO., 2,879 ATLANTIC AV.

C. W. SUMNER, 325 NOSTRAND AV.

W. J. ROUSE, 504 CLINTON AV.

GREENPOINT, L. I.:

BOLEMAN & SPITZER, 256 MANHATTAN AV.

Long Island City:

JOHN W. DAVREN, 5 BORDEN AV. (Telephone Call 49 Greenpoint.)

A.—ATTENTION!!! Attractive, handsomely furnished floors, private bath; private table optional; suites and single rooms, with or without board; doctors' offices; references; information free. K. G. LELAND & CO., 56 West 34th st.

A.—ATTRACTIVE, handsomely furnished apartments and rooms, all desirable locations, with or without board; offices for physicians adjoining; 5th and Madison avs.; information free. S. A. DAILEY, 74 West 33d st.

FURNISHED APARTMENTS and rooms for married and single people always on hand; time and patience, shoe leather and vexation saved by examining Phillips's Boarding House and Room Register, 200 West 14th st.

HOTEL GLADSTONE, Broadway, facing Central Park—Select family hotel; all rooms face Park or street; excellent table; one block to elevated road.

HOTEL VIANO.—Handsomely furnished room and board, $7 up; table d'hote, with wine, 50c. 43 East 14th st.

TRAVELLERS' EXCHANGE and Want Supply Co., 23 West 42d st., have desirable rooms with or without board; superior accommodations for physician or dentist in private family.

10 AV., 201.—Large and small handsomely furnished rooms; steam heated; with board; elevated does not pass house.

11TH ST., 214 EAST.—Large and small furnished room, with board; rents, $5 to $7.

12TH ST., 36 EAST, few doors west of Broadway.—Handsomely furnished rooms, with or without board.

17TH ST., 126 EAST.—Handsomely furnished large and small rooms; table and attendance first class; also table board.

17TH ST., 42 WEST.—Very pleasant rooms, with excellent table; references required.

18TH ST., 209 EAST.—Single and double rooms, with or without board; table boarders accommodated; French cooking.

19TH ST., 29 EAST.—Front and back connecting rooms; second floor; handsomely furnished; bath; gas; married couple or gentlemen; reference.

21ST ST., 220 WEST.—Handsomely furnished rooms in rent with excellent board; moderate terms; references exchanged.

23D ST., 402 WEST.—Furnished rooms, with board, single and double, at reasonable rates; table and attendance good; a specialty made of serving meals at residence; table boarders and transients accommodated.

23D ST., 868 WEST (L station).—Large, cheerful, nicely furnished second and third story front rooms; excellent board and attendance; terms moderate to permanent parties.

23D ST., 328 WEST.—Large second story front and back rooms, handsomely furnished; all conveniences; desirable for families; also small rooms; table board.

23D ST., 316 WEST.—Large pleasant rooms; excellent board and attendance; permanent or transient; summer prices.

25TH ST., 238 WEST.—Large well-furnished rooms, single or en suite; gentlemen or families; also small rooms; table board.

31ST ST., 26 WEST.—Large, elegantly furnished front room; running water, hot and cold; every convenience; board.

33D ST., 329 WEST.—Nicely furnished rooms, second and third floors, with superior board; reasonable.

33D ST., 227 EAST.—Large airy rooms, furnished or brand new, private house; gentlemen.

34TH ST., 254 WEST.—Large square, finely furnished rooms, single or en suite; excellent board and attendance; private bath; rates very low.

37TH ST., 255 WEST.—Ladies and gentlemen can have good board at reasonable price.

39TH ST., 68 WEST.—Rooms, single or en suite, handsomely furnished; excellent table; first-class service.

40TH ST., 134 EAST, near Grand Central Depot and Grand Union Hotel.—Front parlor; doctor or two gentlemen, $7; also single and double rooms; bath, gas.

43D ST., 134 WEST.—Rooms for gentlemen or small family; French table, private family; references exchanged.

45TH ST., 214 WEST, near Broadway (opened under same management as 31 West 30th st.).—Choice rooms, private bath; parlor, dining rooms; private table optional; references.

46TH ST., 234 WEST.—Newly furnished large and small rooms; board optional; near Broadway.

48TH ST., 214 WEST.—Handsomely furnished rooms, all new, with or without board; terms moderate.

49TH ST., 35 WEST.—Beautifully furnished rooms, en suite or singly; every convenience; excellent table; references.

51ST ST., 34 WEST.—Arrangements made for season in small family for handsomely furnished rooms, with board; highest reference.

51ST ST., 417 WEST.—Furnished rooms, with or without board, in private family.

53D ST., 217 WEST, near Broadway.—Newly furnished rooms, large and small, with or without board.

53D ST., 149 WEST.—Rooms and board, large closet, running water; families or gentlemen; table board.

53D ST., 112 WEST.—Handsomely furnished rooms, with or without board.

54TH ST., 103 EAST.—Room for two gentlemen; private family, with board; terms moderate.

73D ST., 178 EAST.—Nicely furnished single or double rooms; bath, gas; with or without board; references exchanged.

77TH ST., 207 EAST.—Single and double nicely furnished rooms, bath, gas; with or without board.

78TH ST., 257 EAST.—Single and double nicely furnished rooms; bath, gas; with or without board.

81ST ST., 157 EAST.—Furnished rooms, with or without board; also back parlor; running water; private family.

82D ST., 61 WEST.—Elegant second floor; superior table; moderate terms.

84TH ST., 131 EAST.—Close to station; back parlor, folding bed; doctor or gentlemen; use front parlor and piano; single and double rooms; with or without board.

85TH ST., 417 EAST.—In private family, large room and bath, with board, for two gentlemen; $11 for two; one, $8.

123D ST., 112 WEST.—Handsomely furnished rooms and first-class table to select parties.

125TH ST., 115 WEST.—Handsome rooms; all conveniences, with first-class board; neighborhood excellent; terms low.

Rooms and Board—Brooklyn.

MACON ST., 497, Utica av. station.—Rooms, with board for gentlemen; private family; terms, $5.

To Let for Business Purposes.

CORNER STORE, 79th st. and 1st av., suitable for druggist, grocery, or other business.

LOFTS at 58 and 60 Fulton st.; just put in order; very light.
RULAND & WHITING, 5 Beekman st.

LARGE STORE to let, with or without front part of basement, 6 Rivington st., near Bowery. Apply to JOHN HALL, 2,249 3d av.

STORES IN THE LORING, 10TH AV., West 54th st. and Boulevard.
J. E. WHITAKER. Apply to 66 LIBERTY ST.

STORE, 10 Catharine st., under Kingsboro House; terms moderate. Apply on premises.

TO LET.—For business purposes, splendid large room, six windows front and rear, 3d second floor; 167 Bowery, near Beekman; rent low. Apply to HAMILTON, top floor.

100 BROADWAY.—Desirable office immediately to good tenants.

224 WEST 37TH ST., between 10th and 11th avs., store to let with apartments in the rear; terms best offered; good business neighborhood. Apply THRANY, 1,006 6th av., near 44th st.

Wanted for Business Purposes.

A CORNER STORE for restaurant, between 125th st.; office not to exceed $25. Address
RULAND & WHITING, 5 Beekman st.

PUSS of every descriptive retailed this week for $ each at wholesale prices. C. C. SHAYNE, manufacturer, up town, 124 West 42d st.; down town, 103 Prince st.

Furnished Rooms & Apartments To Let

BACHELORS' APARTMENTS near 23d st.; breakfast if desired. Address W., box 117, Sun up-town office, No. 1,265 Broadway.

CLINTON PLACE, 39, near Broadway.—Large and small comfortably furnished rooms; gentlemen or light housekeeping; $1.50 up.

LEXINGTON AV., 507, near 52d st.—Single and double newly furnished rooms; also reception room for office.

NICELY FURNISHED parlor and bedroom, newly done up; use kitchen, &c.; first floor, private family; reference required. 161 East 23d st., corner 3d av., "L" station.

PARLOR AND BEDROOM, connecting, gas, bath; reasonable; for two. 1,498 3d av., 84th st. station.

PARK AV., 424, bet 55th and 56th sts.—Four newly furnished rooms, single or en suite.

TO LET—An elegantly furnished alcove room for one or two gentlemen at 43 Charles st., near the 8th st. station, 6th av. L.

UNION SQUARE, 24, EAST SIDE.—Handsomely furnished parlor floor, en suite or singly; also rooms, studio or offices.

2D AV., 222, between 13th and 19th.—Comfortably furnished rooms; private house; $2, $4; housekeeping if desired.

10TH ST., 62 EAST.—Front basement, suitable light housekeeping or office; also other rooms; gents or housekeeping.

14TH ST., 215 WEST.—Very desirable rooms, large, handsomely furnished, en suite or separate; references.

17TH ST., 203 EAST (Timm's bell.—Large front parlor and connecting bedroom, suitable for two gentlemen.

20TH ST., 389 EAST.—Private family can accommodate two or three gentlemen; desirable rooms; all conveniences.

20TH ST., 303 EAST.—Large front room, southern exposure; back room, also back parlor; all conveniences.

20TH ST., 327 EAST.—Nicely furnished rooms, with board; early breakfast; lady could take two children.

21ST ST., 419 WEST (opp Park).—A large, nicely furnished room, all conveniences; also small room; private neighborhood.

21ST ST., 469 WEST.—Handsomely furnished front room, suitable for light housekeeping.

22D ST., 314 WEST.—Large square room, second floor, and one on third floor; private house; elegantly furnished; no children; suitable for two; reasonable terms.

22D ST., 126 EAST.—Large and small nicely furnished rooms; married couples or gentlemen; bath, gas.

23D ST., 213 WEST.—Reception room; very desirable for physician; all improvements; also small room; gentlemen.

23D ST., 200 WEST.—Large and small rooms; terms reasonable; gentlemen only.

24TH ST., 53 WEST.—Handsomely furnished rooms, single or en suite; also hall rooms; elegant parlor floor, four rooms, all improvements; reasonable.

24TH ST., 23 WEST (near Broadway).—Pleasant large rooms, first and second floors; also small rooms; all conveniences; references.

24TH ST., 253 WEST.—Two connecting rooms, first floor, nicely furnished; reasonable to permanent parties.

24TH ST., 425 WEST.—Nicely furnished room, near L station, $2. EDWARDS.

29TH ST., 103 WEST.—Prettily furnished hall bedroom, price $2; also rooms at 217 West 24th st.

31ST ST., 27 WEST.—Handsomely furnished large and small rooms; references.

34TH ST., 161 WEST.—Large newly furnished second-story front room and connecting rooms; also large fourth-story; ample closets and small rooms; references.

34TH ST., 136 WEST, near Broadway.—Handsomely furnished square rooms, second floor; also desirable room fourth floor; gentlemen.

34TH ST., 138 WEST, near Broadway.—Handsomely furnished square rooms; gentlemen; also parlor floor (possession Oct. 15.).

34TH ST., 211 EAST.—Small and large neatly furnished rooms, all conveniences, from $1.50 up to $5.

35TH ST., 36 WEST.—Handsome large front room, excellent for physician, and desirable well-furnished second-story rooms; all conveniences; moderate.

35TH ST., 38 WEST.—Floor well furnished, for two physicians or dentists; front and rear rooms for operating, middle for reception.

35TH ST., 34 WEST.—Handsomely furnished front room; all conveniences; private family; reference.

35TH ST., 48 WEST.—Handsomely furnished rooms, single or en suite; private family; reference.

36TH ST., 67 WEST.—Large square parlor; can be used by an M. D.; also double room.

46TH ST., 154 WEST.—Handsomely furnished rooms, large or small; gentlemen only; reference.

46TH ST., 149 WEST.—Parlor floor, suitable for physician or family; also rooms for gentlemen.

47TH ST., 78 WEST.—Nicely furnished room for gentlemen; all conveniences; terms moderate; private family.

47TH ST., 144 WEST.—Handsomely furnished rooms, single or en suite, for gentlemen; private family.

49TH ST., 119 WEST.—Handsomely furnished rooms, single or en suite, all conveniences, central location; references.

49TH ST., 142 WEST.—Large and small rooms, newly furnished, near Broadway, with or without board.

49TH ST., 131 WEST.—Large, airy rooms, newly furnished, with every convenience.

57TH ST., 428 WEST.—Parlor and bedroom, handsomely furnished; hot and cold water; ring Keator bell.

57TH ST., 408 EAST.—Nicely furnished rooms; water, gas, bath; private house; fine location; rent low.

82D ST., 439 EAST.—One or two men can have furnished room, with use of parlor, in young widow's home. Mrs. O'BRIEN.

126TH ST., 221 WEST.—Furnished rooms, with or without board; near L station; private family.

334 WEST 23D ST.—Newly furnished rooms.

Rooms and Apartments Wanted.

A PHYSICIAN wants an office on the west side, around or above 4 th st. Address DR. ETTINGER, Montefiore Home, 138th st. and Grand Boulevard.

FLAT WANTED for about $50 a month for small family in neighborhood of 78th st.; possession taken Oct. 15. Answer L. D. H., 391 Broadway.

LADY engaged in teaching during day wants pleasant room with folding bed, gas, and running water, below 59th st.; $2 weekly. PERMANENT, box 116 Sun up-town office, 1,265 B'way.

SEVEN-ROOM FLAT, with bathroom; about $30 per month; permanent; well furnished. Send particulars, by mail only, to WILLIAM S., room 11, 842 Broadway.

WANTED—By gentleman and wife, unfurnished top floor in private house, between 28th and 42d sts., east side. Address, stating terms, E. L. JOHNSTON, 68 Water st.

WANTED—By an elderly gentleman and wife, a small flat in good neighborhood below 42d st., second floor; $30 per month. Address K., box 108 Sun office.

Unfurnished Rooms.

WANTED—One unfurnished room by a lady employed during the day. Address M. S., box 116, Sun up town office, 1,265 Broadway.

$13—THREE ROOMS and bath room; hot water supplied by owner; all improvements; small family. 334 East 77th st.

Unfurnished Houses to Let.

$1,200.—FOUR-STORY 20-foot dwelling, facing Morningside Park. STABLER & SMITH, 1,187 9th av.

Flats to Let—Unfurnished.

123D ST., 313 EAST.—First and second floors, $22; single flats, eight and nine rooms, private halls, extra width; all improvements. Janitor on MACLAY & DAVIES, 120 Broadway.

1,475 AND 1,477 LEXINGTON AV.—Elegant flats, six rooms, private halls; all improvements; decorated; high, healthy, convenient location; $18 to $21. Janitor, or MACLAY & DAVIES, 120 Broadway.

Flats and Apartments—Brooklyn.

ELEGANT ALL LIGHT FLATS, eight rooms and bath; private halls; superb decorations; $25 to $28. HAVILAND & SONS, 380 Classon av.; 882 Fulton st.

Flats and Apartments To Let.

Where are you going when you come back from the country? Don't return to a flat, but take one of our houses. Your flat rent will buy it in a few years, and you will own a lovely home, with every comfort and convenience known to modern life.
C. G. DAVISON, 280 Broadway.

A.—EFFINGHAM,

355 TO 363 WEST 58TH ST.

Seven rooms and bath, cabinet finish, decorated throughout. Office, 261 West 58th st.

AT THE FOLLOWING HOUSES, carefully managed by one owner, vacancies may at times be found worthy of the inspection of respectable families:

104 East 86th st., 5 to 7 rooms, baths, private halls	$21 to $30
153 East 68th st., 5 rooms, baths, private halls	27 to 30
248 East 87th st., 5 rooms and baths	21 to 25
1,773 1st av., 6 rooms, private halls	10 to 20

Apply to Janitors, day or evening.

FREE TO OCT. 1.

67th st., 120 West; new house, marble entrance, private street, high ground, close to Central Park; seven light rooms, large bath, private halls, steam heat, brick-brass mantels, tiled fireplaces, servants' stairway, hall boy. $40 to $55. Janitor or G. R. HEMSLEY, 50 E. 59th st.

A.—ELEGANT and large steam-heated flats, 8 W. 21st st., 3 windows front and rear, 3d second floor; 167 Bowery, near Beekman; rent low. Apply to HAMILTON, top floor.

A.—ELEGANT flats, 10 West 30th st., rooms and bath, to lease; RENTS $55, $60, $65. Apply to janitor on premises, or to GUNDS & McDONALD, 39 West 31st st.

APARTMENTS—137 to 147 West 60th st. Three and four rooms to rent to small families; $10 to $16. See janitor or EYLE, 61 5th av.

APARTMENTS, 3 and 4 rooms in a good neighborhood; house extra well finished; rooms light and airy; all improvements, steam heat, &c.; rent $11 to $16. 440 to 442 West 37th st. Janitors on premises, or A. J. CONLEY & CO., 236 st. 7th av.

APARTMENTS in the improved dwelling No. 27 West 30th st., two, three and four rooms all light; with bath, laundry, hot and cold water and hall boys; rent, $11 to $16. MOORE BROTHERS, 836 Broadway, near 19th st.

A.—ELEGANT FLATS, all improvements; decorated; steam heated; for small families; rent $18 to $21. Nos. 107 and 109 West 109th st. and 106 and 108 West 108th st. JANITOR.

Flats and Apartments To Let.

TO LET.

8TH AV., 137TH AND 138TH ST.

ENTIRE NEW BLOCK OF FLATS.

THE FINEST ON THE WEST SIDE.

ALL IMPROVEMENTS.

POSSESSION AT ONCE.

APPLY ON PREMISES, OR TO

BROWN & GOLDING,

189 BROADWAY.

"WILBRAHAM."

N. W. COR. 86TH ST. AND 5TH AV.

A new absolutely fireproof bachelor apartment house in the most fashionable and respectable location in the city.

The rooms are handsomely decorated and trimmed in mahogany, cherry, and oak, mantel mirrors and elegant fireplaces.

The bath rooms are tiled, have porcelain tubs and nickel pipes. The halls are wide and light. Suites consist of two or more rooms and bath.

Passenger elevators, electric light, steam heat, electric bells, and speaking tubes.

For terms and particulars apply to

J. ROMAINE BROWN & CO.

59 WEST 83D ST., COR. BROADWAY.

WORKINGMEN, ATTENTION!!

Why do you pay large rents when you can rent 2 and 3 nice light rooms for from $7.50 to $12 per month in nice, respectable, quiet neighborhood, and enjoy pure air for yourselves and children? These first-class apartment houses are fitted up with 3 rooms front and two rooms back, and have 2 water closets on each floor, dumb waiters, electric bells, door openers, letter boxes, and water and tubs. Rents $7.50 to $12 per month.

Also Stores at Low Rents.

Remember, ONE MONTH FREE RENT!!

Apply to AGENTS, 295 West 66th st.

78, 80, 82-86 LITTLE WEST 12TH ST.

FACING THE HUDSON RIVER.

CHOICE APARTMENTS,

In Perfect Order Throughout. Low Rents to Desirable Tenants. Apply on Premises, or to BROWN & GOLDING, AGENTS, 189 BROADWAY.

"THE AFTON,"

COR. BOULEVARD AND 129TH ST.

Elegant new apartments and stores; fine location; all light and airy, handsomely decorated rooms; tiled halls, hot and cold water, porcelain tubs.

RENTS MODERATE.

Apply on premises, or to JOHN N. FARQUHARSON, CARP OF CHARLES W. BUEK & CO., 1,187 Columbus (9th) av., cor. 72d st.

APARTMENTS OF 2 AND 3 ROOMS,

RENTS $7.50 TO $12.

FLOORS OF 5 ROOMS, ALL LIGHT, RENTS $15 TO $18.

Also stores, moderate rents. Apply to JOHN RUUK, 1,059 10th av., 66th and 67th sts.

THE EDINBORO,

Northwest corner 103d st. and Amsterdam av. Elegantly appointed flats. Steam heat, passenger elevator, hall boys, &c.

RENTS $40 TO $75.

Apply on premises.

THE CHELSEA,

222 West 23d st.

ABSOLUTELY FIREPROOF CONSTRUCTION; FILTERED WATER; MODERATE RENTS; VERY DESIRABLE APARTMENTS.

FREE TO OCTOBER.

Rents reduced. Elegant steam-heated flats, six rooms and bath, $24 to $30 monthly; fine location, nice entrance. 308 West 126th st. See janitor.

! FLOORS TO LET,

WITH ALL IMPROVEMENTS, IN NEW BLOCK, AV A, BETWEEN 83D AND 84TH STS.; RENTS FROM $14 TO $17.

APPLY ON PREMISES.

SIX ROOMS AND BATH.

ALL IMPROVEMENTS; RENTS, $15.50 TO $18. INQUIRE AT 528 EAST 83D ST. JANITOR.

FIVE ROOMS AND BATH.

ALL IMPROVEMENTS; RENTS, $13 TO $14.50. INQUIRE 529 EAST 83D ST. JANITOR.

FIVE ROOMS AND BATH.

ALL IMPROVEMENTS; RENTS, $13 TO $14.50. INQUIRE 515 EAST 83D ST. JANITOR.

CHEAP!—Look at them and convince yourselves; beautifully decorated flats, 5 rooms and bath; all improvements, 1,663 st., bet. 7th and 8th avs.; $16, $17, and $18 per month; nothing like them for the money. COLLIN H. WOODWARD, 316 West 144th st.

CALL, EXAMINE, and convince yourself that you can get a second flat of 5 large rooms for $13. 2,689 6th av., near 144th st. COLLIN H. WOODWARD, 316 West 144th st.

ELEGANT FLATS; 5 rooms and bath; hot and cold water; kitchen and bedroom painted; parlor nicely papered; $18. 74 East 115th st. Janitor.

FLATS, WITH OR WITHOUT STEAM HEAT, light, well-ventilated apartments, at reasonable rents. Apply on premises, 402 West 59th st., or to J. E. WHITAKER, 66 LIBERTY ST.

FIRST-CLASS FLAT of eight rooms, with direct light; no air shaft; all modern improvements; janitor and hall boy; reference required. Apply to T. COCHRANE, 223 West 36th st., or to janitor on premises, 71 West 83d st.

FREE RENT TO OCTOBER.—Nice five-room apartments, in good order; tubs, range, &c.; $16 and $17 monthly. Janitor seen any time, 2,441 8th av., or MEAD & SON, 2,495 8th av.

FLATS.—In perfect order, decorated, mirrors, portieres and lace curtains; reasonable terms. Janitor, 253 West 33d st.

FLATS, $25 to $32; in perfect order; janitor, 67 West 11th st. OWNER, 154 6th av.

HUDSON AND WEST 10TH STS.—Elegant apartments of 3 and 4 rooms in the five new flats.

MORTON ST., 9 AND 11.—Free rent until Sept. 25th; elegant light apartments, 3 and 4 rooms; perfect order; quiet houses; $13 to $20. Janitor or S. F. JAYNE & CO., 254 West 23d st.

NEAT, WELL-KEPT five-room apartments; nice entrance, halls carpeted, range, tubs; good order; low rents, $16 and $17 monthly; September free. 2,466 8th av., janitor, or MEADS, 2,495 8th av.

ONLY TWO LEFT.—Low rent: $15.50 to $16.50 monthly; free to October; nice five-room apartments; hot water, decorated; in good order; 252 West 145d st. Janitor or MEADS, 2,495 8th av.

ONLY ONE FLAT left in 2,701 8th av., near 144th st.; 5 large rooms, $14; second flat. Janitor on premises.

RENT FREE TO OCTOBER.—Best five-room apartments in this locality; halls carpeted, decorated, hot water, range, bells, &c.; in first-class order; rents low: $16 and $17 monthly. Janitor seen any time, No. 2,425 8th av., or MEADS, 2,495 8th av.

SEPTEMBER FREE.—Good five-room apartments; tubs, range, &c.; low rents, $16 and $17 monthly. Janitor seen any time, 2,425 8th av., or MEADS, 2,495 8th av.

"THE WIESBADEN," 110 West 40th st.—Now ready for tenants of good moral standing, having three acceptable references; none others need apply; five apartments of eight and nine rooms, besides bath; handsomely decorated; well arranged; gas ranges for summer; central location; close to churches, business, opera, and theatre; rents, $75 to $85 per month; shown day or evening.

TO LET.—One fine 9-room flat for $53; owner in house. 160 East 56th st.

UNIVERSITY PLACE, 40—Third floor; 4 large light rooms in good order; rent $28. Apply basement.

2D AV., 822, between 18th and 19th sts.—Second floor, 5 rooms; improvements; in first-class order; $23.

3D FLOOR TO LET, 5 rooms; rent $25, at private house, 320 East 30th st.

20TH ST., 205 EAST.—Fine basement, 4 large rooms; stationary washtub; in first-class order; $13.

22D ST., 124 EAST.—Parlor floor, 3 large rooms, all light and in good order; private house.

32 LEROY ST.—New single flats; 4 large light rooms; all improvements; $22 to $24; janitor.

37TH ST., 320 WEST.—Four-room hot and cold water flats; rents $17, $18, $21. Janitor.

39TH ST., 257, 259, 261 WEST.—Elegant flats; latest all improvements, steam heated; $24, $28. Janitor at 259.

48TH ST., 376 WEST.—Four light rooms with all improvements; excellent order; corner house. Janitor.

52D ST., 419 EAST.—Elegant single flats, 6 and 7 rooms; all modern improvements. Inquire on premises.

67TH ST., 224 WEST.—Floor to let in new house; rooms all light; rent low.

67TH ST., 139 WEST.—Nice apartment of 4 rooms; halls carpeted.

72D ST., 442 EAST.—Basement, 3 rooms; laundry; heated; small family, $12; with parlor floor, partly furnished, $40.

78TH ST., 416 EAST.—First flat, 4 large light rooms, all improvements, newly renovated, $14.50 for small family.

78TH ST., 425 EAST.—Floors of 4 light rooms; improvements; in good order; small family, $12.50 and $14.50.

89TH ST., 328 EAST.—Elegant new all light 5 and 6 rooms; all improvements; rent moderate.

89TH ST., 209 EAST.—Apartments of 3 and 4 rooms; light, newly renovated; rent $8 to $12.

1,072 PARK AV., near 86th st.—Flats, six rooms and bath; all improvements; for small families; $16, $18.

Miscellaneous.

ELASTIC STOCKINGS, knee caps, anklets, trusses, abdominal belts, crutches, shoulder braces, lady attendant. RIKER, 304 st. and Broadway.

UMBRELLAS REPAIRED while you wait, the up-to-date repairing at a women's factory on premises; silk, gloria, alpaca, satin, etc. 48 Maiden lane, up stairs, French store, 1st floor, 120 st.

UMBRELLAS REPAIRED and recovered on the premises at CHAS. LeBRIAN'S, 1 Barclay st., near Broadway. Largest stock of umbrellas in New York.

FUR SHAYNE, new style, just introduced. C. C. SHAYNE, up town, 124 West 42d st.; down town, 103 Prince st.

Real Estate For Sale.

A RARE OPPORTUNITY TO DOUBLE YOUR MONEY

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A FEW MONTHS

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GILT-EDGED PROPERTY

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The Most Progressive City and the Greatest Distributing Centre

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The Wealth-Producing West.

Address Mr. STEELE MACKAYE, room 12, "THE ALPINE," 1,266 Broadway.

Real Estate at Auction.

RICHARD V. HARNETT, Auctioneer,

WILL POSITIVELY SELL

At 12 o'clock

ON THURSDAY, SEPT. 11, 1890,

IN THE

NEW YORK REAL ESTATE EXCHANGE,

59 TO 65 LIBERTY ST.,

300 Well Situated Building Lots,

BEING A PART OF THE BEAUTIFUL

ARDMORE

PROPERTY

AT THE

New Parkville Station, Near Brooklyn,

ON A LINE WITH BROOKLYN'S MAGNIFICENT IMPROVEMENTS, SIX MILES FROM NEW YORK CITY HALL; TIME, 30 MINUTES.

THE LOTS TO BE SOLD ARE LOCATED ON GRAVESEND AV., WEST ST., 20TH, AND 21ST AVS., 51ST, 52D, 53D, AND 54TH STS.

THE STREETS AND AVENUES ARE OPENED AND GRADED, WATER MAINS LAID AND CONNECTED WITH A PERMANENT SUPPLY OF WATER.

THIS IS A VERY DESIRABLE PROPERTY. GO AND LOOK AT IT.

ALL TITLES INSURED BY LAWYERS' TITLE INSURANCE COMPANY.

SIXTY PER CENT. MAY REMAIN ON BOND AND MORTGAGE FOR THREE YEARS AT 5 PER CENT.

TO GET TO THE PROPERTY.

FROM NEW YORK—By Bridge and Fifth Avenue Elevated road to Thirty-sixth Street Union Depot and Culver road to PARKVILLE, or by Bay Ridge Ferry (terminus of all New York elevated roads and Broadway cars) and Culver or Manhattan roads to PARKVILLE.

FROM BROOKLYN—By Fifth Avenue Elevated to Thirty-sixth Street Union Depot; also from Culver's depot, 20th st. and 9th av., reached by 5th, 7th, and 9th avs. and 15th st. horse cars.

FOR MAPS AND ALL ADDITIONAL PARTICULARS APPLY TO

RICHARD V. HARNETT & CO., 73 Liberty st., New York, or

CHAS. H. LOTT, Attorney, 206 Broadway, New York.

WILLIAM E. TAYLOR, AUCTIONEER.

UNSURPASSED!

It is a large and emphatic word, but no other combination of letters could so clearly and concisely describe the

150 LOTS

That are to be sold

AT RIDGEWOOD, N. J.,

At 10 o'clock A. M. on

TUESDAY, SEPTEMBER 16,

LOCATION, Five minutes from Ridgewood depot, Erie Railroad, main line; forty minutes from New York; seventy-one trains daily; communication less than 10 cents; near fine churches, schools, and stores.

SITUATION, Beautiful, commanding grand views of a picturesque country, where the elevation is such as to insure a clear, dry, and healthy atmosphere at all seasons.

OF THE MANY RARE OPPORTUNITIES

for real estate investment recently offered, this is one of the most grand. Lots 25x150 and over. By addressing William E. Taylor, auctioneer, Hackensack, N. J., you can get full information about this great sale of the

A. J. ZABRISKIE PROPERTY.

Excursion train, music, and lunch.

Real Estate For Sale—Country.

CONGERS, ROCKLAND LAKE.

The COMING SUBURBAN TOWN of New York. DESTINED in the NEAR FUTURE to BECOME a CITY of LARGE PROPORTIONS. PEOPLE FLOCK FOR YEARS annually thronged its shores and FILLED its HOTELS to REPLETION. Lots $100 and UPWARD. The GREATEST BUILDING BOOM ever WITNESSED in this COUNTRY.

EXCURSIONS THURSDAY AND SATURDAY.

TRAINS LEAVE FOOT of JAY and 42D STS. 9:40 and 1. FARE, 75 CTS.

BOSTON IMPROVEMENT COMPANY,

256 BROADWAY, J. McGINNIS, 189 PARK AV. W. H. VAN GUILDER, MANAGERS.

Real Estate For Sale—City.

AT 208 MANHATTAN AV., facing Morningside Park, near Central Park.—Four-story 20-foot dwelling, decorated; location unsurpassed; elevator to 110th st. elevated station; price low; full cash; terms easy; will rent good party. STABLER & SMITH, 1,187 9th av.

AT TREMONT, lots for sale, $750; 175th st., $1,200; 176th st., $750; near 3d av. elevated. Lots recently sold on 175th st. for $1,500. Require the money half cash. Mrs. HOGAN, 1,074 East 175th st.

FOR SALE—Pay no more rent; assortment of fine brick and frame houses, all improvements; small amount in cash needed; balance in monthly or yearly payments at the lowest cash prices; descriptions of the houses if demanded, will be sent by mail, or inquire on the place of JOHN W. DECKER, owner and builder, 1016 st. east side of 3d av. and the elevated railroad station; high ground.

FOR SALE.

143, 145, 147 West 86th st.; 23x56.8, extension; beautiful woodwork; built by J. G. Prague for an estate. Apply at office top story, 1,464 9th av.

$8,000, $3,000 EACH.—4 brown-stone houses, 354 to 360 East 126d st. J. BURRIS, 88 Nassau st.

$9,750.—WAVERLEY PLACE, near 6th av.; 20 by about 80 with 10 feet alley to Christopher st.; bargain; possession. WILLIAM J. ROOME, 410 6th av.

Real Estate For Sale—Long Island.

BAY RIDGE, L. I.,

IS NEW YORK'S HANDSOMEST SUBURB; IS SITUATED ON NEW YORK BAY; IS ONLY 20 MINUTES FROM NEW YORK BY DIRECT FERRY.

ELEVATED R. R. NOW BUILDING TO BROOKLYN BRIDGE. PROPOSED LINE OF ELECTRIC ROAD; WATER MAINS NOW LAID, AND GAS TO BE LAID DEC. 1, 1890.

NOW IS THE TIME TO BUY LOTS OR PLOTS. BIG INCREASE IN VALUES BY SPRING.

VAN BRUNT BROS., 4 OR 20 AV. AND 78TH ST., BAY RIDGE, L. I.; OR 26 COURT ST., BROOKLYN, ROOM 80.

$3,500.—ATTRACTIVE VILLAGE, residence part of great South Bay, 50 miles from city; cottage 9 rooms, carriage house, stable, henery, 1½ acres, abundance shade, fruit, &c. ASNUS, Sayville, L. I.

Real Estate To Let—Long Island.

STABLE.

Large brick stable, 18 stalls; water in stable; large stable yard and wagon shed; 7 minutes' walk from 34th st. and James ferries. Also

THREE QUEEN ANNE COTTAGES,

5 minutes from 34th st. ferry; 1 nice room; all improvements. Also

TWO QUEEN ANNE COTTAGES,

8 rooms; just completed and re-tiled.

SIX HOUSES, FIRST-CLASS.

Ready Nov. 1; easy and convenient; 8 nice rooms; all improvements. Also

SIX SINGLE FLATS,

6 rooms and bath; plenty of light and air in each room; all improvements. Ready Dec. 1. Apply at UNION COLLEGE LAND OFFICE, 66 BORDEN AV., LONG ISLAND CITY.

Real Estate For Sale.

JERE. JOHNSON, JR.'S FLAG PROTECTED BY DECISION OF SUPREME COURT, NOV. 13th, 1888.

JERE. JOHNSON, Jr. Sells Beautiful Homes on Monthly Payments. DON'T IMITATE FLAG.

HER LOVER

WAS SENSIBLE, AND WITH ABOUT 400 OTHER PEOPLE BOUGHT 2 LOTS AT

PHONOGRAPH CONCERT HALL AT NOON EVERY DAY

Flushing Highlands.

Gas and water mains in front of the property, commutation fare 15 cents a day. You can buy at $40 upward fine lots ready to build on. See those pretty homes at

LEFFERTS PARK,

owned at a cost no greater than formerly paid in rent. Go to the corner of 65th st. and 13th av. and see the fine cyclorama, including Atlantic Ocean. Three railroad stations.

Write Mayor Chapin of Brooklyn and ask him about the Atlantic Avenue Road which will run to

MORRIS PARK.

You can buy choice lots now at $125 up. Sidewalks, water, and beautiful homes. L. I. and Rapid Transit road. Trains day and night. Go see.

UNION COURSE

is only three blocks from Brooklyn city line. Water, gas, sidewalks, and every convenience. Lots 25x100.

SEND YOUR WIFE.

FOR CASH OR EASY MONTHLY PAYMENTS.

TITLES GUARANTEED.

ALL 30 MINUTES FROM NEW YORK.

FREE Railroad tickets and descriptive maps on application.

JERE. JOHNSON, JR., 60 Liberty st., New York; 393 Fulton st., Brooklyn.

Building for You!

A DELIGHTFUL HOME!

A HOUSE, 8 ROOMS AND BATHROOM, COMPLETE, IN CONVENIENCE AND ALL MODERN IMPROVEMENTS.

READY FOR OCCUPANCY SEPT. 1.

MOVE IN AND PAY THE SAME AMOUNT YOU WOULD OTHERWISE PAY FOR RENT AND IN TIME OWN IT.

COME IN AND LET US SHOW IT TO YOU.

C. G. DAVISON, 280 BROADWAY.

SEATTLE, WASH.

I am the owner of large and small acre tracts of Seattle property, suitable for subdivision or suburban homes. For information concerning investment in Washington address L. H. ROGERS, 104 Butler Block, Seattle, Wash.

ACKNOWLEDGED HEADQUARTERS for buying, selling, exchanging, renting country property. SUBURBAN REAL ESTATE EXCHANGE,