Instruction.

NEW YORK CONSERVATORY,
6 EAST 14TH ST.,
The OLD and FAMOUS VOCAL SCHOOL.....PIANO SCHOOL. ORGAN SCHOOL.....VIOLIN SCHOOL. and SCHOOL for all BRANCHES OF MUSIC, Elocution, Modern Languages, Drawing and Painting. The
NEW YORK CONSERVATORY OF MUSIC,
for 20 years located at
6 EAST 14TH ST. ONLY, 3d door east of 5TH AVE.
Established 1865. Chartered 1866.
The FIRST ORIGINAL AND BEST APPOINTED Conservatory of Music in America.
N. B.—NO BRANCH—ENTIRELY SEPARATE and distinct from all others which imitate its name and methods.
OPEN DAY AND EVENING for the reception of pupils.
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Typewriter and pen copying, legal, commercial, architectural, dramatic, and miscellaneous. Orders executed at lowest rates on shortest possible notice. Spanish and French typewriting a specialty. Expert stenographer and typewriter sent to any part of the city by the hour, week, or month. MISS LAMB, ROOM 88, 1,193 BROADWAY, AND ROOM 125, 7TH FLOOR, PULITZER BUILDING, 65 PARK ROW.

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A marketable knowledge may be acquired either day or evening at George S. Walworth's Stenographic and Typewriting Institute (with separate ladies' department), 818 Broadway, near 13th st. Fifth year; success guaranteed; typewriting free; situations procured. Call or write for illustrated circulars.

JOHN M. TURNER'S STUDIO, 1307 BROADWAY, NY (near 34th St.)
(Formerly of European and American Theatres), Manufacturer of Concert Banjos, extra fine toned, and teacher. Rapid advancement guaranteed.

ADELAIDE HICKS, reader and teacher; voice culture; amateurs coached. 218 West 23d st.

BANJO INSTRUCTION.—5 course; note or simplified method; song and dance, jig, clog, reel, and wing dancing taught for the stage or amusement; circulars mailed. J. DEAN, 478 3d av., 32d st.

BANJO and guitar lessons by regular music, ear, or simplified method; terms moderate. Call or address GEO. D. HARDAWAY, (col.) 216 West 29th st.

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BANJO, song and dance, jig, clog, and reel dancing taught; circulars. J. ROGAN, 260 Bowery.

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FOR 5th year payable in two terms, French language fluently taught by graduate professor of great experience with best city schools and private references: instruction at pupil's residence; unlimited lessons. Address, RESPONSIBLE, box 168, Sun up-town office, 1,265 B'way.

GERMAN, FRENCH, SPANISH, and English rapidly acquired by the Meisenbach system; private instruction. Please call or send for circular. BERN. HELLMRICH, 31 West 24th st.

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SIGNOR F. GRECO has severed his connection with the New York Conservatory of Music, and will continue to teach singing in all its branches at his residence, 124 East 25th st.

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D. L. DOWD'S HEALTH EXERCISER.
For Brain-Workers & Sedentary People: Gentlemen, Ladies, Youths; Athlete or Invalid. A complete gymnasium. Takes up but a square foot room; neat, scientific, durable, compact, cheap. Indorsed by 30,000 physicians, lawyers, clergymen, editors & others. Large illust'd circ'l for illustrated circ'r, 49 engravings, no charge. Prof. D. L. Dowd, Scientific Physical Culture, 9 East 14th St., New York. (TRADE MARK.)

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DEMAREST'S classic change reverse step guarantees waltzing; quarter $10; six assistants; open Sundays, 302 West 30th st.

WALTZ and all fashionable dances taught; private lessons at all hours; circulars. Knickerbocker Conservatory, 44 West 14th st.

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PROFESSOR OF PIANO.
Address 646 Park av.

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ATTENTION.—Distinguished family going abroad wishes to dispose of their elegant furniture, all in best condition; price sets: bedroom sets, folding beds, mirrors, oil paintings, curtains, marble tops, genuine leather chairs, rockers, carpets, elegant upright piano; at less than third of value; seen also evenings. 174 East 93d st.

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FOR SALE—Old established grocery, on account of sickness; fine steady trade. 871 Ninth av.

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$10 BUYS NEW HOME, Singer, Domestic, or Wilcox & Gibbs sewing machine, warranted; automatic; cheap. 180 and 370 Grand st.

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ESTABLISHED 1854.—Live and Let Live Restaurant; steamed oysters and clams a specialty; James Everard's Canada malt lager beer, Shook & Everard's Canada malt ales. 212 Bros. way, under Knox's. Never closes. Hot lunch at all hours. HARRY W. THORP, Manager.

Dogs, Birds, &c.

30 YEARS' EXPERIENCE with dogs.—Dogs boarded and cured. Medicines for all diseases. DR. MULVEY, 1,770 BROADWAY, N. Y.

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ACCIDENTS, absolute divorces quietly; contracts; collections without charge unless successful; advice free. WATSON BOND, 137 Broadway.

CLOTH JACKETS, Fur trimmed. Reefers. Fur trimmed. New styles. 108 Prince st., 2d floor. C. C. SHAYNE, Furrier.

Real Estate at Auction.

FAIRMOUNT, N. J.
HIGH-WATER MARK.
W. E. TAYLOR, Auctioneer,
HAS SOLD AT PUBLIC AUCTION SO FAR THIS SEASON
4,594
Building lots at Hackensack, Bergenfield, Rochelle Park, Ridgewood, and other places, and now for
350 LOTS AT FAIRMOUNT, THE VERY CREAM OF THE CREAM.
GREAT "THANKSGIVING DAY"
SALE OF LOTS ON
THURSDAY, NOV. 27, AT 10 A. M., AT
FAIRMOUNT, N. J.,
on the N. J. and N. Y. R. R., only 45 minutes from City Hall. Flagged walks, electric lights, water from the Hackensack Water Works.
Special train leaves 23d st. and Chambers st. at 9:40 o'clock on morning of sale.
A turkey dinner, with hot coffee, served to all comers on arrival in Mammoth Tent on the premises. Music by Kalmbach. No cost, everything free, and lots that are as fine as the sun ever shone on and at what you bid for them.
The bargain is for you. Don't miss this the greatest land sale ever held in New Jersey. Proper restrictions.
Terms, 20 per cent. on day of sale, 40 per cent. in 30 days, balance in 60 days. Title perfect. Title policy will be given with each deed.
For maps, free railroad tickets, and all information address the Auctioneer, at Hackensack, N. J., or call at Kennedy's, 261 Cortlandt st., New York (up stairs), or the Fairmount Land Company, 150 Broadway, New York.

J. COLE, AUCTIONEER.
GREAT SALE OF
OVER 600 LOTS AND
MANSION OF THE VANDERVEER ESTATE AT FLATBUSH.
Title derived from Dutch Governor Peter Stuyvesant to Cornelius Vanderveer.
J. COLE'S SON
Will sell at Public Auction, without reserve, on
TUESDAY, NOV. 25,
At 12 o'clock M., at the
COMMERCIAL EXCHANGE,
309 FULTON ST., opposite the City Hall, Brooklyn, choice Building Lots—House in perfect order, with lot 100x175.
The 600 lots are most desirable for building upon.
This property is surrounded with handsome dwellings and is adjacent to the Flatbush Town Hall; cars run every ten minutes. An electric car company is being organized to run past this property. Churches and schools of all denominations, sewers and gas, make it desirable as a place of residence.
20 lots on Flatbush av.
28 lots on Bedford av.
24 lots on Rogers av.
18 lots on Nostrand av.
100 lots on Canarsie av.
50 lots on Av. I.
28 lots on East Twenty-second st.
28 lots on East Twenty-third st.
28 lots on East Twenty-fifth st.
28 lots on East Twenty-sixth st.
20 lots on East Twenty-eighth st.
18 lots on East Twenty-ninth st.
18 lots on East Thirty-first st.
8 lots on East Thirty-second st.
Look at this property before the sale. Take Flatbush av. cars.
Investors certain to double their capital.
Low rate of taxation. Handsome town. Title perfect. 50 per cent. can remain on mortgage.
MAPS may be obtained at the Vanderveer Estate Mansion, on Flatbush av., in Flatbush; also at the office of V. A. Strawson, 2,052 Fulton st., and at the office of J. COLE, 309 Fulton st., Brooklyn.
The title is guaranteed by the Title Guarantee and Trust Co.

H. H. GORDON, Auctioneer.
By H. H. GORDON & CO.
Will sell at auction, on
TUESDAY, Nov. 25, 1890,
At 12 o'clock,
At REAL ESTATE EXCHANGE,
59 to 65 Liberty st.,
59, 61, and 65 West 93d st.,
Between 8th and 9th avs., three-story and basement private dwellings; all improvements.
Also,
149, 151, 153, and 155 West 86d st.,
Between 9th and 10th avs., three-story and extension basement and cellar private dwellings.
For particulars apply at auction office, 146 Broadway.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction, Wednesday, Dec. 3, at 12 o'clock noon, at the Real Estate Exchange and auction room, 59 to 65 Liberty st., 224 West 28th st., between 7th and 8th avs., 3-story dwelling and lot, 24.6x98.8; maps at auctioneers', 71 and 73 Liberty st.

Pianofortes, Organs, &c.

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LINDEMAN & SONS PIANOS.
(ESTABLISHED 1837.)
WONDERFUL IN TONE AND LASTING QUALITIES; OF HIGHEST EXCELLENCE IN WORKMANSHIP; PRICES MODERATE; TERMS TO SUIT PURCHASERS.
23 EAST 14TH ST., NEW YORK.

BOARDMAN & GRAY PIANOS. ESTABLISHED 1837. First-class in every particular. The most perfect piano human skill has yet devised and artistic development can attain. Endorsed by the greatest artists. ALFOMAS, the great harpist, says: "The delicious quality of tone you obtained exceeds anything of the kind I have ever listened to either in Europe or America." Second-hand pianos of all the leading makers from $50 upward on easy terms. Pianos to rent. J. N. PATTISON, 237 4th av., 19th st.

ARION PIANO.....$100
Fischer Piano..... 125
Bradbury Piano..... 150
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Steinway Piano..... 100
Your choice of any of these instruments at $10 down and $5 monthly until paid; rents, $3 up.
Steinway, Weber, Chickering, and Wheelock Pianos, $10 down and $8 monthly until paid.
WHEELOCK & CO., 23 and 25 East 14th st.

A. NOT FOR A DAY, BUT FOR ALL TIME.
WALTERS PIANOS
ARE THE BEST.
Finest materials, richest tone. An assortment new and second-hand pianos from $60 to $600 on $10 monthly payments. Pianos exchanged or rented.
57 and 59 University place and 34 East 12th st.

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Largest assortment Upright, Grand, and Square Pianos at moderate prices; cash, installments, and exchanged; also Pianos to rent. Several bargains in second-hand Pianos, different makers, at low prices.
FISCHER PIANO WAREROOMS,
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KRAKAUER PIANOS.
New and second-hand Pianos at bargains for cash and easy monthly payments.
PIANOS TO RENT FROM
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Warerooms: 49 UNION SQUARE, EAST.
Factory and Steinway Warerooms:
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AN ASSORTMENT of second-hand Grand, Upright, and Square Pianos of our make in perfect condition and fully warranted. Also a number of second-hand Pianos of other prominent makers, at very low prices.
WM. KNABE & CO.,
148 5TH AV.,
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THE EMERSON PIANOS
contain elements of the highest character. Fast becoming the metropolitan favorite. Moderate prices and reasonable terms.
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STIEFF UPRIGHT PIANOS.
Equal the grands; first-class in every quality; artistic in appearance. Warerooms:
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A FEW GOOD BARGAINS in second-hand upright and square pianos taken in exchange; these pianos are in excellent order and will be sold at low prices.
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ELEGANT UPRIGHT PIANO, $195, $6 monthly; Steinway, bargain. WISNER, 226 and 302 Fulton st., Brooklyn; open evenings.

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Upright and square pianos for sale and rent on easy terms of payment; second hand, $50, $75, $100 upward.

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STECK PIANOS.—Full assortment of these reliable instruments also a number of second hand pianos, various makes and fully repaired, for sale; pianos to rent. Warerooms, Steck Hall, 11 East 14th st.

WALTERS' Piano Warerooms, University place, cor. 12th st.; pianos sold on easy terms and exchanged.

$9,500,000—Ex Mayor Beatty's pianofortes (new), $150; organs, $35; catalogues free. DANIEL F. BEATTY, Washington, N. J.

Miscellaneous.

FREE OF CHARGE.—A life-size crayon portrait, except price of frame, with one of our samples and price list of frames. THE EAGLE PORTRAIT CO., 110 Fulton st., Brooklyn, N. Y.

THORNE'S LAW OFFICE, 309 Broadway; wages, bills collected, suits brought or defended, papers drawn; consultations confidential; advice free. Cut this out.

Religious Notices.

TEMPLE EMANU-EL, 43d st. and 5th av.—11 A. M., Dr. Silverman, "Socialism or Individualism."

Real Estate for Sale.

BENSONHURST-BY-THE-SEA.
The new electric road being constructed by the Brooklyn City Railroad Company, from 39th Street and Bay Ridge Ferries to Bensonhurst, via Second, Bay Ridge, Thirteenth avs. and 86th st., is attracting much attention and causing prices of land to materially advance.
Bensonhurst has sewers, water, and gas.
It is perfectly developed and carefully restricted. Thirty-six minutes from Brooklyn Bridge via 5th Avenue (Brooklyn) Elevated and B. R. & W. E. R. R. Lots for sale, $200 to $750 each. Titles guaranteed by Title Guarantee and Trust Company, without cost to purchaser. Illustrated circular sent. Apply to the agent on the property, or G. B. F. RANDOLPH, 41 Wall st., N. Y.

NEW ROCHELLE, N. Y.,
is in Westchester county, 17 miles from City Hall. Over 75 trains daily from Grand Central Depot. It has gas, water, sewers, and electric lights in the streets. I have some elegant building sites, 50x150 feet, for sale on easy monthly payments. Price, $2,100 upward. Loans obtained for building purposes. Only seven minutes' walk from the depot and equally near the water. Horse cars pass the property. Send for my illustrated book.
Frederick Jenkins,
World building (rooms 92 and 93), New York.

BRONXWOOD PARK
Is a beautiful home site in Westchester county for people of refinement and good taste. It is only twenty minutes on the Harlem R. R. by any one of sixty-six trains. Streets lighted, sidewalks laid, gutters curbed, roadways macadamized, pure sweet water carried by pipe into every house. The whole park is enclosed and guarded against nuisances from within and without. The cheapest house permitted is $2,500, and nothing less than a $3,500 now standing. Mounted on
A HIGH PLATEAU,
and only 5 minutes' walk from the depot. A quiet, conservative neighborhood, surrounded by the aristocratic mansions of wealthy New Yorkers, who live here all the year, and something right in the way of rapid transit and steady improvement. No fortune required to establish a home here right away, because I will
BUILD FOR $500,
securing your lots without any further payment, too, and letting you pay the balance in monthly installments. A house of 12 rooms, fit for a prince, will cost only $45 to $50 monthly.
Send for maps and circulars.
LOUIS H. SCHNEIDER,
Tract House, 150 Nassau st., New York.

TO BE OR NOT TO BE
A LAND OWNER THAT IS THE QUESTION. IF YOU WANT TO PLACE YOUR SAVINGS WHERE THEY WILL DOUBLE IN A SHORT TIME, BUY AT DUNTON. THE ADVANTAGES THERE ARE UNEQUALED. FOR PARTICULARS ADDRESS E. H. RATH 11 John st. N.Y.

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The central city of the Empire State; the geyser city of the world; the place for investors; a place for homes. For particulars address
THE WACO DAILY NEWS,
WACO, TEXAS.

EXTRAORDINARY BARGAINS.
For sale, at great sacrifice, lovely old-fashioned Queen Anne cottage; large garden; children's paradise; $3,600, worth $4,500. Three elegant small modern houses, all improvements, $4,300, worth $3,000. Also valuable corner plot, 75x54, price $1,500, worth $2,500; rare chance; owner going West; must sell. Apply 130 Alabama av., Brooklyn.

A NEW COTTAGE, price $1,350, including lot 50x200 feet; terms $50 cash, balance $10 monthly; within ten minutes' walk of depot; sixty trains daily; eighteen miles from city; very healthy, excellent neighborhood; don't pay rent another month.
R. L. WOLCOTT, owner, 20 Centre st.

ALL WANTING FARMS, best of soil, markets, and climate, address
C. K. LANDIS, Vineland, New Jersey.

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Bargains in fruit and timber lands. Fruit lands in small tracts or large tracts, suitable for subdivision. Address
J. W. NORTHUP,
235 Kearney st., San Francisco, Cal.

GET YOUR EXCURSION TICKETS for the great auction sale of lots at Spring Valley, N. Y., Thanksgiving Day. Room 10, Potter building, 38 Park row.

IN EXCHANGE for Brooklyn residence, a fine eleven-room house; modern improvements; in one-half acre grounds; ample fruit and shrubbery; at New Haven, Conn. Address SUBURBAN, box 2,198, New York.

$5,000 WILL PURCHASE five-story double flat, 158 E. 86th st. Apply on premises or E. F. BROWNING, 408 Broome st.

$5,000 WILL BUY 10-acre farm, house, and barn; $2,000 cash.
D. T. CORNELL, Clifton, S. I.

$13,000—ONLY $1,000 CASH, for new four-story well-built double brick tenement; all rented; choice location; great bargain.
S. D. MACK, 177 Broadway.

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FIVE ELEGANT BROWN-STONE STORES and flats, each 20x80x100; fine location, on prominent down-town thoroughfare; now rented and paying large interest; first class in every respect; mortgage of $40,000 at 4½ per cent. may remain; price $70,000; will exchange for out-of-town property worth $30,000 free and clear. E. LOVETT & CO., 59 Court st., Brooklyn.

WANTED—Merchandise in exchange for lots in the city of Carbondale, Pa. 32 Liberty st., room 38. C. H. ROGERS.

Suburban Real Estate.

"SUBURBAN HOMES ON THE PICTURESQUE ERIE." New Erie Railway suburban traffic office, 317 Broadway. Free maps and description of towns and property. Call or write. B. F. POPPLE, Suburban Traffic Agent.

Auction Notices.

RECEIVER'S SALE.
I, MILES M. O'BRIEN, Receiver for JONES & FINCH, will sell at public auction, Monday, Nov. 24, 1890, at 2 o'clock, P. M., at Bordentown, New Jersey, all that extensive property known as
THE JAMESBURG SHIRT FACTORY.
This plant embraces 4½ acres of land, with 6 buildings, all built in the most substantial manner, of brick, with massive stone foundations, and suitable for heavy manufacturing of every description.
Also machinery, engines, boilers, shafting, &c.
Will sell Tuesday, Nov. 25, 1890, at 2 o'clock P. M., at Jamesburg, New Jersey,
THE JAMESBURG SHIRT FACTORY,
embracing 4½ acres of land, and 7 brick buildings, machinery, engines, boilers, tools, &c. Sale positive. Properties now open for inspection.
Terms, 20 per cent. down on day of sale.
Pennsylvania R. R. Amboy division, 11:10 train from New York, will arrive at Bordentown in time for sale. For further information address
MILES M. O'BRIEN, Receiver,
46 and 48 Leonard st.,
New York city.

A.—RICHARD WALTERS'S SONS, AUCTIONEERS.
ESTABLISHED 1850.
SELL TUESDAY, AT 11 O'CLOCK,
AT 1,846 BROADWAY, COR. 56TH ST.,
TEN VAN LOADS OF ALL KINDS OF HOUSEHOLD FURNITURE, MIRRORS, FOLDING BEDS, PARLOR, BEDROOM, AND DINING ROOM FURNITURE, CARPETS, &c.,
REMOVED FROM STORAGE WAREHOUSES AND SEVERAL PRIVATE RESIDENCES.
SATISFACTION TO HIGHEST BIDDER.

Business Chances.

A.—A.—I buy for highest cash prices, city or country, large or medium stocks of dry and fancy goods, clothing, boots and shoes, groceries, stationery, hardware, &c., &c. L. FRIEDMANN, 21 Lispenard st., or 106 East 111th st.

ATTENTION, PUBLISHERS.—Superior printing plates from photos by new process; half price. PHOTOTYPE CO., 70 Beekman st.

COMMISSION BAKERY; excellent location; splendid chance; cheap. CHAS. U. CREIDLER, 143 5th av., Brooklyn.

FOR SALE—A large dressmaking establishment; good reasons for selling; strictly a bargain; sickness cause of sale. Address 123 Gates av., Brooklyn.

OLD ESTABLISHED stationery and artists' material store, with circulating library, for sale, cheap for cash; fine location. Address SACRIFICE, box 106, Sun office.

PARTNER WANTED—A business man, with $4,000 capital, to take charge of the outside business of piano factory; one with experience preferred; particulars, 706 6th av., first floor.

PARTNER WANTED to handle a new article of manufacture in universal demand. Full particulars on personal application. MORSE'S NOVELTY WORKS, 17 Franklin st.

PRINTING.—5,000 circulars, 4x9, $8; other printing low. GOERKE, Printer, 61 Warren st., New York.

$3,000 WILL BUY THE BEST LAND OFFICE, loan, insurance, and collection business in southern Kansas, together with telephone system of county; office and lot and complete equipment; rare opening for young man or an attorney. Address HARPER COUNTY LAND OFFICE, Harper, Kan.

Printing Material.

PRESSES BOUGHT, sold, and exchanged. Type and material; largest stock and lowest prices. Leads, 11c.; envelopes, $1. Repairing done. DAMUN & PERTS, 44 Beekman st.

Real Estate for Sale—City.

WHY PAY RENT?
THREE HOUSES SOLD in one day last week—6 sold lately.

When, after the FIRST PAYMENT in purchase of one of these new houses, you will LIVE CHEAPER than if you were renting.
Situated on 156th St., south side, between 7th and 8th Avs., 300 feet from 155th St. Station.
Open for inspection at all times (evenings by gaslight). Apply on premises or to
LIBBY & SCOTT BROS.,
Equitable Building, 120 Broadway.
(Nassau St. Entrance.)

OVERLOOKING MORNINGSIDE PARK.
Manhattan av. & 115th st.
FOR SALE OR RENT.
West Brooklyn
RESTRICTIONS are securing the best citizens as residents.
SCHOOL PRIVILEGES are not surpassed.
FOR EASE OF ACCESS no suburb can equal it.
ALL LOTS 25x100 FEET,
at prices which guarantee a large profit within a year.
BROWN & GOLDING,
190 Broadway, and 5th av. and 128th st.

FOR SALE OR EXCHANGE, the following
INVESTMENT PROPERTIES:
8th av.: Flats and stores; 2 five-story brown stone 25x70; 70 feet each; well rented; very choice. Also 144th st.: Double flat; five-story buff brick; safe 10 per cent. investment; great bargain.
A beautiful corner flat property, 52x96; five-story buff brick; fourteen apartments; every improvement, including steam heat; all rented; might exchange for lots and cash.
COLLIN H. WOODWARD, 316 West 144th st.

BEDFORD PARK lots, 25x100, $400; title guaranteed; terms to suit. FOWERS, 400 East 115th st.

118TH ST., 158 EAST.—Three and four rooms to let, $6 to $10.50 per month; neat and desirable; two weeks' rent free.

144TH ST., "L" station.—Four-story new apartment house to close estate $100.0.
A. K. MACKAY, 6 Wall st.

$1,750 CASH, $1,750 mortgage, buys 4½ lots on principal street in Bedford Park, Fordham; bargain to quick buyer. Address
JAMES A. O'GORMAN, Attorney, 206 Broadway.

Westchester Co. Property for Sale.

WILLIAMSBRIDGE,
Line Harlem road and Suburban new building; soon several lines rapid transit will run here; fares are to be reduced and only $30 year now; we join city line and handsome Bronx Park; trains half hourly; no ferry to cross, no ice or fog to fear; healthy climate, soothing air; lovely place to reside in; you know stocks tumble and wipe many rich as well as poor out of all they have, and banks break sometimes and the savings of a lifetime are gone, but here land is rich and gradually rising in value and cannot run away or be wiped out; the wise are investing here, when they secure a home, and for investment can find no equal. Call up; look for my large white horse in front of pretty stage; ride free; see for yourself what good things I offer; happy to see you any day except Sunday; we have no cheap, wet lots, but only what are good, as you can see yourself; lots, 25x125, $300; 50x114, $650, $800, $1,000; beauty, $1,200; plots 100x114, $1,000, $1,250, $1,500, $1,800, $2,000; fine cottage, suitable one or two families, 12 rooms, 8 minutes from depot, $3,500, terms easy; cottage, 8 rooms, barn, corner plot 100x200, near depot, $4,250; handsome new house, 7 rooms, part improvements, 8 minutes from depot, $3,000; others $1,100, $2,000, $2,250, $2,500, $3,300, $3,500; fine residence, all improvements, 7 to 15 rooms, some with gas and gas machines, $3,800, $4,000, $4,500, $5,000, $5,500, $6,000, $6,500, $7,250, $7,500. Flats, with handsome store, plate glass, $1,000; will exchange for other property. I have some houses to exchange for Brooklyn property. Party called to Europe will sacrifice handsome house, 10 rooms, all improvements, barn, lot 50x100, overlooking Sound, $5,000; easy terms; handsome northwest corner, 82 feet front, suitable any fine store, bargain, $3,000; adjoining store lots $1,500.
CHAS. W. HALLOCK, Williamsbridge, New York.

Real Estate for Sale—23d Ward.

UNION AV.—Elegant Queen Anne cottage; 7 rooms; all improvements; $3,500; bargain.
IVES & IVES, 3,057 3d av.

Real Estate for Sale—New Jersey.

HASBROUCK HEIGHTS
is no longer a child, but, judged by what it has accomplished, is of man's estate. I don't feed you on free turkeys, music by the little German band, or hold out other chromo features as an inducement. Hasbrouck Heights stands out as a
HOME-SEEKER'S PARADISE,
and the rapid growth and quick settlement of the place has been confined only in the booming West. Come up and ask the New Yorkers who have already moved there how they like it. They will do more effective work praising this place than the best of my agents.
The Improvements
are all here. I carry the city's conveniences here, but leave out all its nuisances.
Telegraph station on the place, open day and night, post office, newspaper office, schools, churches, water, macadamized roads, bluestone sidewalks, etc.
I BUILD FOR $300
cash and monthly installments, and no extra cash required for your lots.
My Story Book and tickets free. Only 30 minutes' ride.
LOUIS H. SCHNEIDER,
Tract House, 150 Nassau st., New York.

BARGAIN.—Fine house, 13 rooms; barn, carriage house, hennery; one acre; fruit; depot 5 minutes; sell for half value; also country seats, farms, and other property for sale and exchange at end in the vicinity of Short Hills. G. J. HOLMES,
Real Estate Agent, Milburn, N. J.

LONG BRANCH, N. J.—For sale, 13-room road house; one 15 rooms barn 30 acres, rich soil, included; licensed. WILLIAM LANE, Long Branch, N. J.

Real Estate for Sale—Jersey City.

FACTORY SITES
IN OLD JERSEY CITY.
For Sale or Lease
FOR TERM OF YEARS.
NEAR RAILROAD, WATER FRONT, &C.
TERMS SATISFACTORY.
APPLY
WILLIAM HARNEY & SON,
REAL ESTATE AGENTS,
Offices: Grove and York sts. and 41 Montgomery st., near P. R. R. Depot, Jersey City, N. J.

$325.—LOTS opposite depot, Clermont av., Jersey City, 18 minutes from N. Y.; fare 5 cents, including ferry; schools, churches, stores accessible; city water, gas, good neighborhood, restricted against nuisances; half block of harzen avenue; electric cars running within month; no such opportunity elsewhere; terms, $50 down, balance easy; map and particulars. J. D. CUNDIET, 40 Wall st.

Real Estate Wanted.

RENT GUARANTEE CO., 540 Grand st., will lease tenement and flat property, New York and B'klyn.

Real Estate for Sale—Brooklyn.

NASSAU LAND AND IMPROVEMENT CO.

Offer for sale on easy terms the ten handsome Brick Houses
On the Noted Park Slope,
Including two corner stores, on 8th av., between 16th st. and Windsor place, Brooklyn, represented above, every part finished in substantial and tasty manner. The corners 20x55, others 20x45, and arranged for two and three families.
If sold at once good bargains will be given, and they will undoubtedly be good investments, as the neighborhood is rapidly improving. The situation is very choice for such class of houses, being highest in city, and within two blocks of 15th st. entrance to Prospect Park. Conveniently reached by 5th av. elevated, 5th, 7th, and 9th av., and Smith, Jay, and 9th av. horse cars from Fulton Ferry and Bridge, and 15th st. (15 minutes) from Hamilton Ferry. Apply on premises or to J. H. MULLARKY, 40 7th av., Brooklyn, or to JAS. RORKE, 40 Barclay st., or to M. H. HAGERTY, 10 Platt st., New York.

HENRY F. ATHERTON,
85 REID AV., BROOKLYN,
BARGAINS IN REAL ESTATE!
Two 3-story brick stores, 32 and 34 Reid av.; all rented; first-class tenants, rents $54 per month each; building at price will net better than 7 per cent.
Four story double flats, Kosciusko st., near Broadway, one minute from elevated railroad; price right; terms to suit.
Four-story single flat, DeKalb av., near Broadway; newly built; every improvement; price, $9,000; rents, $800.
Also several two-story and basement dwellings, in frame, brick, and brown-stone, at pleasing figures to purchasers. Some excellent corners and many desirable building lots.
Two-story-and-cellar frame detached house on Van Buren st., full lot, 7 rooms, bath; all improvements; in fine order; price, $4,500; can be seen any day except Monday.

FOR SALE, HOUSES,
BY STELLE & HERIG,
81 FIFTH AV., BROOKLYN.
President st. near 6th av., two and a half stories front, three stories rear.....$7,000
4th st., near 6th av., two and a half stories front, three stories rear..... 6,800
Park place, near 6th av., two-story stone..... 7,500
Warren st., near 5th av., three-story brick..... 8,250
Warren st., near 4th av., two-story brick..... 8,000
We have a number of fine corners, suitable for business purposes from $7,000 to $50,000 each. For permits and particulars apply to
STELLE & HERIG,
81 FIFTH AV., BROOKLYN.

LOTS AT BAY RIDGE,
On 80th, 81st, and 82d sts., Stewart, 6th, Fort Hamilton, and 7th avs., in blocks of ten, at prices ranging from $200 to $325 each; also some lots at Blythebourne, on 52d, 53d, 54th, 55th, and 56th sts., and 11th av., in blocks of five and over, for $250 to $350 each. The terminus of the 5th av. branch of the Union "L" road is only a few minutes' walk from this property, and the road itself will soon run through this district.
STELLE & HERIG,
81 FIFTH AV., BROOKLYN.

CUT THIS OUT.
Some fine two-story and basement houses, nine rooms, and bath, situated on McDonough, Decatur, and Bainbridge sts., west of Ralph av.
Prices only $5,500 to $6,500; easy terms.
Within two minutes' walk of Ralph av. station of Kings County L.
Open Sundays and always on the premises.
SAMUEL B. GOOD, Builder,
214 Ralph av.,
Between Decatur and Bainbridge sts.

A GREAT BARGAIN.
NEW TWO-STORY AND BASEMENT houses, 9 to 11 rooms, all improvements, near L station, about 15 minutes from bridge; prices $2,900, $3,200, $3,500, and $3,750; terms $300 to $1,000 cash, balance in installments, or mortgage for term of years.
THOMAS PATTERSON,
1,789 Fulton st., one block from Utica av. station.

BARGAIN.—Three-story brick house, 20x40x100, thirteen rooms, all improvements; rents, $720; price, $7,500; terms easy. 195 Putnam av., near Bedford av., Brooklyn.

CORNER AND ADJOINING STORES, 3-story brick, suitable for drug, grocery, butcher, delicatessen, barber, confectionery, laundry, or any business; best located store property in Brooklyn. Bushwick and Jefferson avs., three blocks from Halsey st. elevated station. Terms easy. Owner on premises.

FOR SALE—Bargain; those elegant houses on Putnam av., Brooklyn, between Ralph and Patchen avs. near Gates av. L station; suitable for one or two families; terms to suit; open on Thanksgiving. Apply to owner on premises, 862 Put