IN THE REAL ESTATE FIELD.

The record of brokers' sales for the week is long and interesting. The demands are very general, and, according to sound authority, the indications point to a most satisfactory spring movement.

Brokers' sales include:

Norman L. Munro has sold the four-story brick dwelling No. 25 West Fifty-seventh street, 28x100.6, for $120,000. The buyer is Isaac Brokaw, who made the purchase for his son. Brokers Bellamy & Winans. Mr. Munro purchased this house in 1887 for $80,000.

J. H. Taylor has sold the five-story building, on lot 26x100, on the east side of Broadway, 25 feet north of Spring street, for $95,000.

F. Theodore Walton has purchased the lease, good will, and furnishings of the Grand Hotel, at Broadway and Thirty-first street, for $150,000.

E. H. Underhill has sold the front and rear building, No. 235 East Twenty-seventh street, adjoining Grammar School No. 14, to M. Rosendorff & Sons.

John Armstrong has sold for Saul Adams to Anna Fabrenholz, the five-story flat, No. 147 East Forty-eighth street, for $38,000.

Underhill & Francis have sold for the Pinckney estate the property, No. 235 East Fifty-eighth street, to a Mr. Johnson.

M. E. Hewitt has sold the four-story brown-stone English basement dwelling, 20x60x100, No. 341 West Thirty-fourth street, to Leonard L. Hill.

Otto Pulich has sold for H. W. Gordon, No. 791 Ninth avenue, lot 25x100, with tenements and stores, to Charles Hoffmann.

Louis Feiner has sold to Solomon Feiner, No. 106 East Fifty-fourth street, 22.6x78, a four-story brown-stone front single flat, for $28,500, and S. Feiner has traded therefor to Mr. Lesse his houses Nos. 86 Columbia street and 87 Cannon street, 25x200, for $45,000.

S. Grossman and others report that they have sold to Moritz Neumann for H. Fishel the house, 25x100, No. 174 Delancey street, for $38,000, and for S. Kleppner & Bros. to P. Bishpon, No. 176 Orchard street, 25x87.6, a six-story flat, for $32,250.

J. Arthur Fischer & Co. have sold for Misses Margaret and Melissa Benseltoa Mr. Dorling the four-story high-stoop house, No. 47 West Twenty-seventh street, size 25.4x100.

C. W. Weed & Co. have sold the four-story front and three-story rear brick houses, with lot 23x98.9, No. 251 West Thirty-fifth street, for Michael J. Scanlan for $10,000; the five-story brown-stone apartment houses, No. 243 West Thirty-fifth street, for A. Odenberger, Jr., for $32,500; and the five-story brown-stone apartment house with store, No. 263 West Thirtieth street, 25x98, for Mandelbaum & Lewine for $24,350.

T. S. Atwater has sold for the Hobby estate, No. 20 West street, extending through to No. 32 Washington street, for $51,180 to George F. Barnes.

Henry G. Cassidy has sold the three-story and basement brick dwelling, 139 East Twenty-ninth street, 20x100.9, for Mr. Hofness.

It transpires that the large purchase of Broadway property made by John D. Crimmins embraced Nos. 615 to 621 Broadway, 178 to 188 Mercer, and 2 to 18 Houston street, with frontages of 79.8, 128.8 and 75 feet respectively, owned by James McCreery, and not the northwest corner of Fourth street, as rumor had it. The property secured forms part of the new power house built by the Broadway cable road. They having leased the land for a long term of years. The price paid by Mr. Crimmins was $750,000, and L. J. Phillips was the negotiator of the sale.

Archer Westervelt has sold the three four-story building with stores, Nos. 432 to 436 Third avenue, northwest corner of Thirtieth street, size 60x60, for $67,500 to David Heilman. Brokers, M. & L. Hess. Mr. Westervelt also sold the five-story brown-stone flat, with store, No. 888 Ninth avenue, between Fifty-seventh and Fifty-eighth streets, 25x100x100, to John A. Pleines, Jr., and has purchased from Hattie S. Crowell the three-story, high stoop, stone-front dwelling, No. 204 East Forty-sixth street, south side, 100 feet east of Third avenue, 15x60x100.5, for $4,250; from the Children's Aid Society the five-story front and four-story rear building, No. 27 St. Mark's place, 26x112.10, for $27,750; broker, Douglas Robinson, Jr.; and from James H. Connolly the three-story and basement, high stoop, brown-stone dwelling, No. 236 West Forty-sixth street, 18.9x60x100.5 (Astor leasehold).

Charles F. Bowen has sold the four-story brown-stone dwelling, 20x60x98.9, No. 32 East Thirty-ninth street, for $50,000.

Bennett & Graff have sold to John C. Cockerill No. 566 West Thirty-third street, a three-story brown-stone dwelling, 18x67x100, for $18,500.

L. J. Phillips & Co. have sold for Benjamin Lichtenstein to Gen. Lloyd S. Bryce of the *North American Review* the house, 75x100x102.2, on the southeast corner of Fifth avenue and Eighty-seventh street, for improvements.

Theo. Dieterlen has sold for Mrs. J. A. Colwell, the old Colwell homestead, fronting on Lexington avenue, east side, 125th and 126th streets, 99x200, to the Twelfth Ward Bank, for $145,000.

McMonegal & Eckerson have sold for Benjamin Altman to James B. Gillie lots on the south side of Eighty-eighth street, 325 feet east of Amsterdam avenue, for improvement.

Gibbins & Taylor have sold to Hanson & Saunders the three lots on the south side of Eighty-first street, 275 feet west of Columbus avenue, for $57,500.

Stabler & Smith have sold for James Brown to Mrs. Louisa Wangard, No. 140 West Ninety-second street, a three-story brown-stone dwelling, 20x55x102.2, for $27,000, and for the same owner to A. L. David, No. 156 West Ninety-second street, a similar dwelling, 18x55x100, for $25,500.

T. Zittel has sold for James R. Breen & Son to Mrs. Rebecca Penney, wife of the Rev. Dr. Penney, No. 10 West Eighty-seventh street, a four-story brown-stone dwelling, 20x58x102.2, for $37,000.

L. J. Phillips & Co. have sold for J. T. & J. A. Farley, No. 50 West Seventieth street, a four-story brown-stone dwelling, 25x65x100, to Nathan Simon for about $50,000; and for J. & G. Ruddell to Gustave Simon No. 35 West Seventieth street, a four-story brown-stone dwelling, 20x100x102.2, for $40,000.

Bennett & Graff have sold for Terence Farley's Sons to Max E. Bernheimer of Bernheimer & Schmidt, the brewers, No. 54 West Seventieth street, a four-story brown-stone and pressed brick house, with box stoop, size 23x63 and extension, lot 102.2, for about $50,000.

The City Real Estate Company reports through William C. Hill the sale of one of its row of four houses on the north side of Eighty-seventh street, near Riverside Drive, to E. P. Jones for $25,000, and another of the same row to M. J. Hamilton for $24,000. Mr. Hill also reports the sale of the southeast corner of Eighty-second street and Riverside Drive to Alexander Pollock, price $60,000.

The property owners on Seventy-ninth street, from Amsterdam avenue to Riverside Drive, are endeavoring to secure the laying of the sidewalks in grass plots, with ornamental trees on each side. Improvements of this kind tend to give tone to this growing residential district.

William J. Merritt has sold to Alfred Kayne the four-story dwelling on the southeast corner of West End avenue and seventy-seventh street.

Walter Rejd has sold to Geo. Ehret, No. 14 East Ninety-third street, a four-story and basement stone front dwelling, 20x55x100, to a Mrs. Berliner, a similar dwelling, No. 16 East Ninety-third street, and to Wm. J. Werner, No. 20 East Ninety-third street, a similar dwelling, all at prices between $35,000 and $36,000 each. This row of dwellings, built by Mr. Reid, is still unfinished, and there remains at the present time but one unsold.

Charles Buek & Co. have sold the four-story, stone front, high stoop dwelling, No. 40 West Eighty-seventh street, size 22x56x100, to T. B. Kennison for $40,000.

Bennett & Graff have sold for Charles Buek & Co. to D. P. Handy of the firm of Handy & Harman, the four-story white stone and buff brick house, No. 50 West Eighty-seventh street, size 20x50x102, for $36,500.

Messrs. Prague, Power & James have sold five 23-foot houses on Eighty-fifth street, west of Columbus avenue, during the last two weeks, at prices ranging from $65,000 to $67,500.

J. W. & A. Terris have sold to a Miss Brown No. 357 West 121st street, a three-story brown-stone dwelling, 16x60x100.11.

H. B. Potter & Co. have sold for Arthur Wehrmann the five-story brick and brown-stone apartment house, No. 646 Columbus avenue, to Thomas Reynolds for about $30,000.

Barnett & Co. have sold to Joseph Oakley No. 3,018 Third avenue, a two-story and basement frame house, on lot 25x177.

C. G. Judson has sold two houses on Eighty-fifth street, Nos. 216 and 218, near Riverside Drive. The purchaser is S. B. Steinman.

George R. Fearing of Boston has sold a lot on Fifth avenue, 75 feet north of Sixty-first street, for $100,000. We hear the buyer is William V. Brokaw.

The seven story brick and stone apartment house with five stores on the northwest corner of Seventy-sixth street and Amsterdam avenue, 40x102.2, which has been the subject of long and tedious litigation, has been sold by Robert Grant to W. H. Wood for about $140,000; broker, W. E. Jackson.

Bennett & Graff have sold six lots on 150th and 151st streets and Bradhurst avenue to a builder, on private terms.

Max Simon has sold for a Mr. Grae to a Mr. Roth the five story double flat with stores, No. 21 West 100th street, size 25x87x43x111.

R. G. Dun has sold the plot of four lots at the southeast corner of Fifth avenue and Eighty-first street to a purchaser who will improve them by the erection of a fine residence. These lots are opposite the Belmont purchase of last week. L. J. Phillips & Co. is reported, as the brokers, refused to state the name of the buyer or the price, but from authentic sources it was learned that the figure was between $250,000 and $300,000.

E. V. Loew has sold the plot, 50x105, on the northeast corner of Third avenue and Fifty-eighth street, together with an "L" in the rear on Fifty-eighth street, 50x100, together with the old buildings thereon, for $125,000.

George J. Harlow has sold the three-story basement and cellar house No. 45 West Ninety-fifth street, 18x72x100, with butler's pantry extension, to Harry Hubbard, on private terms.

C. E. Schuyler has sold for C. G. Judson the three-story house No. 324 West Eighty-fifth street, 18x8, to a Mrs. McCord; and the lot, 25x100, on the west side of West End avenue, 25 feet south of Seventieth street, for $12,000 to a Mr. Schlenger for Benedict Speir, Jr., two lots on the south side of 116th street, 175 feet west of the Boulevard, on private terms, to D. Banner, and for A. Stevens a plot, 20x100, with frame house and plot in rear of the same, 40x50, at 159th street and Mott avenue, for $10,000.

BROOKLYN.

The *Review and Record*, in summing up the situation, says: "Buyers are apparently unprepared or disinclined to come into the market at the present time, and owners refuse to part with their holdings unless they get their full prices. Activity in real estate to any extent will not be felt before a month or two, and it will then increase until the summer comes on. The suburban market has a splendid outlook. Sales during the coming season will be more numerous than last summer, because of the wide-reaching influence of the electric roads. More people are interested in suburban property within easy reach of New York than ever before. The market will, beyond any doubt, be an advancing market for a long time to come. New fields are constantly being opened up, a sign that attests more than anything else, the ever-increasing demand for properties beyond the city. These properties will become still more desirable if, as is earnestly hoped and as we have so often predicted, the county towns will be annexed to Brooklyn. The prospect of annexation by the probable introduction of a bill in the Legislature for that purpose will cause an upward tendency in values."

Brokers' sales include:

William H. Grace has sold the lot 25x100 on the north side of Ridgewood avenue, 50 feet east of Dre-den street, for the heirs of Hugh Ward to Ernest Kunsmann for $600, and the adjoining lot, 25x100, on the east side, for Sarah Gilmartin to same buyer for $650; also the two-story and basement brick dwelling on lot 20x100, No. 168 Wyckoff street, for Sarah L. Somerville to D. P. McCarthy for $3,750.

Corwith Bros. have sold the three-story frame double tenement, 25x63, on lot 25x100, No. 17 Oakland street, for W. H. Fenwick to John Mandery for $7,100; also the three-story frame dwelling and store, 25x36, with two-story frame dwelling on rear, on lot 25x100, No. 192 Meserole avenue, for David Moore to Ann C. Connolly for $5,800.

Johnson & Co. have sold the plot, 80x100, on the northwest corner of Hancock street and Lewis avenue, for Herman Lange to Henry Tietgen for $5,200.

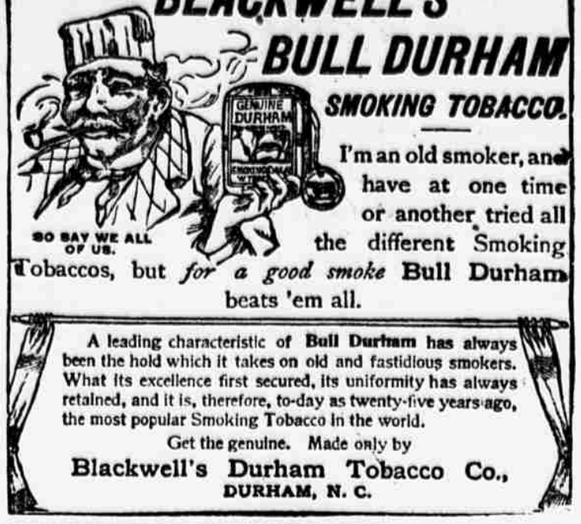
C. A. Fickeissen has sold for A. H. Marquis to Mrs. R. H. Sandy a house and lot, 50x100, on Oak street, Southside Junction, for $2,850.

William Walsh of New York has purchased from Hugh Stewart the plot, 100x100, on the south side of Fifty-eighth street, 200 feet east of Fourth avenue, for $3,625.

Select Board—Brooklyn.

CLINTON ST., 25 AND 27.—Room and board from $6 per week up; location excellent.

LIVINGSTON ST., 304.—Large and small furnished rooms, with or without board; table boarders.



I'm an old smoker, and have at one time or another tried all the different Smoking Tobaccos, but *for a good smoke* Bull Durham beats 'em all.

A leading characteristic of **Bull Durham** has always been the hold which it takes on old and fastidious smokers. What its excellence first secured, its uniformity has always retained, and it is, therefore, to-day as twenty-five years ago, the most popular Smoking Tobacco in the world.

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Select Board.

East Side.

SO HANDY FOR YOU.
YOU MAY LEAVE YOUR ADVERTISEMENT
at an
AMERICAN DISTRICT MESSENGER
Office (where the charges will be the same as those at the main office).

EAST 42D ST., 48, Prospect place.—Large room, suitable for two single beds; gas and heat; board optional.

LEXINGTON AV., 152.—Large room, second floor front; hot and cold water; bath; also hall room, with board.

3D AV., 236.—Rooms with board, $4 upward; also good table board for $3 per week.

8TH ST., 40 EAST, near 2d av.—Large front rooms for two, also small room; $4 for, $5; table board.

12TH ST., 137 EAST.—Large and small rooms, with board, for gentleman and wife or single gentlemen.

41ST ST., 241 EAST.—Large and small rooms, with board, $4.50 per week; good table board.

55TH ST., 106 EAST.—Large front rooms, also small; per room; good board; reasonable prices; American family.

129TH ST., 65 EAST.—Large and small rooms, with first-class board; table board; references.

West Side.

EASTERN BOULEVARD, 1,064, between 57th and 58th sts.—Large room, lovely view of river, for man and wife or chums.

14TH ST., 214 AND 216 WEST.—Large and small rooms, with first-class board; reference.

16TH ST., 41 WEST.—Elegantly furnished sunny rooms on second floor; all conveniences; superior board; terms low to right people.

16TH ST., 39 WEST.—Large and small rooms, newly furnished; excellent table; warm rooms; refined neighborhood.

17TH ST., 29 WEST.—Handsomely furnished rooms on second floor, with board; appointments first class; reference.

23D ST., 249 WEST.—Select family boarding house; moderate terms; special rates to self-sustaining women in every branch; best references given and required.

23D ST., 328 WEST.—Central situation; pleasant single rooms; excellent board; agreeable company; table board.

23D ST., 167 WEST.—Front and back parlors, handsomely furnished; other rooms, heated; for gentlemen; board.

24TH ST., 260 WEST.—Furnished rooms to let, with board; French table.

28TH ST., 332 WEST.—Large and small rooms, with board, $4 and $5; table board, $3.

34TH ST., 27 WEST.—Large, handsome room; second floor; dressing rooms adjoining; also small rooms; excellent board; references exchanged.

35TH ST., 45 WEST.—Nicely furnished third story front square room and back hall room, with board.

38TH ST., 221 WEST.—Furnished rooms, two large and hall room, with board; also table board.

40TH ST., 271 WEST.—Comfortable rooms, ladies and gentlemen; pleasant home; good table; terms moderate; table board.

46TH ST., 202 WEST.—Two nicely furnished hall rooms; comfortable; for gentlemen; bath and superior board.

49TH ST., 72 WEST.—Two bright, sunny rooms; steam heated; every convenience; good table; references exchanged.

50TH ST., 63 WEST.—Handsomely furnished, sunny suite; also single room for gentleman; excellent table; references.

53D ST., 254 WEST.—A few select parties accommodated with board with superior board in private French family.

57TH ST., 325 WEST.—Handsomely furnished rooms, superior board; first-class private house; references exchanged.

57TH ST., 407 WEST.—Nice, cosy, small room, bath, heated, for gentleman; table board.

Board Wanted.

WANTED.—Board in a private family for man and wife, west of 4th av., below 23d st.; state price. Address A. V., box 135, Sun office.

Furnished Rooms & Apartments To Let

East Side.

CLINTON PLACE, 26, near Broadway.—Furnished rooms to let; $1.50 up.

MADISON SQUARE (near).—Suite of furnished rooms, suitable for gentleman and wife; references. Fox 160, Sun up-town office, 1,205 Broadway.

4TH AV., 356.—Large and small furnished rooms to let; running water; light housekeeping if required.

17TH ST., 140 EAST.—Large front room, nicely furnished; gentlemen only.

20TH ST., 212 EAST.—Handsomely furnished large and small rooms; hot and cold running water; moderate.

20TH ST., 210 EAST.—Large square rooms; southern exposure; hot and cold water; gentlemen only; moderate.

24TH ST., 114 EAST.—Large second-story room; southern exposure, running water; third-story room, with fire, $4.

26TH ST., 24 EAST.—Handsomely furnished room for gentlemen; also small rooms, with or without board.

29TH ST., 12 EAST, Madison, 5th avs.—Elegant apartments, en suite or single; parlor and upper floors; private baths; valet attendance; convenient to clubs, hotels; gentlemen.

31ST ST., 25 EAST.—Small inside room for gentleman; breakfast if desired.

31ST ST., 117 EAST.—Large room on third floor; gas, bath, all comforts.

33D ST., 301 EAST.—Comfortably furnished large and small rooms, connecting, $4; other rooms, $3; stoves for light housekeeping.

33D ST., 244 EAST.—Nicely furnished large and small rooms, with superior table; table board $3.

West Side.

THE DUNMORE,
230 WEST 42D ST.
Elegantly furnished apartments, with all modern conveniences, service included in rent.
W. H. VALIQUETTE, Proprietor.

CLINTON PLACE, 30, West 8th st.—Nice, light rooms; gentlemen or married couples; $1.50 upward; also front parlor.

GREENWICH ST., 806, COR. JANE ST.—Front room and bedroom, with use bath and gas; private family; ring 3 bells.

SOUTH WASHINGTON SQUARE, 70.—Nicely furnished rooms for housekeeping or gentlemen; rent $2.50 to $5.

6TH AV., 602, near 35th st.—Six light rooms; excellent location; moderate rent. Inquire first floor.

8TH AV., 257.—A large parlor with adjoining room, nicely furnished; hot and cold water, gas; also a nice hall room, front; references exchanged.

17TH ST., 46 WEST.—A commodious room, private hall and bath, with elegant furnishings, for gentlemen.

18TH ST., 48 WEST.—Handsomely furnished rooms; hot and cold running water; excellent table if desired.

27TH ST., 33 WEST.—Nicely furnished square hall room for gentleman; southern exposure; rent moderate; also second floor, unfurnished.

27TH ST., 26 WEST.—Nicely furnished rooms; use of bath; terms moderate.

28TH ST., 103 WEST.—Furnished room; hot and cold running water, grate fire, large closets.

28TH ST., 46 WEST (Imperoyal Restaurant).—Handsomely furnished rooms, with bath.

32D ST., 348 WEST.—Nicely furnished rooms; running water, bath; well heated; convenient location; terms reasonable.

33D ST., 218 WEST.—Elegant furnished small and large; quiet house; respectable parties only.

34TH ST., 586 WEST.—Large furnished front rooms; well heated; every convenience; terms reasonable.

Furnished Rooms & Apartments To Let

West Side.

38TH ST., 107 WEST.—Handsomely furnished large and small rooms; running hot water; plenty closets; reference.

39TH ST., 230 WEST.—Nicely furnished room; accommodation for housekeeping; terms moderate.

45TH ST., 123 WEST.—Small family, owning a four-story house, will rent a small room; gentleman.

46TH ST., 212 WEST.—Large and small rooms, handsomely furnished; all modern conveniences; breakfast if desired.

50TH ST., 232 WEST.—Large front and back parlors, handsomely furnished; also other rooms; improvements, private house.

50TH ST., 106 WEST.—Large and small rooms, neatly furnished; hot and cold water.

50TH ST., 249 WEST.—Nicely furnished rooms, all conveniences.

53D ST., 208 WEST.—Large, square furnished room, heat, gas, hot and cold water, bath, $4.

56TH ST., 308 WEST, near Broadway.—Warm, sunny front rooms; $2.50 up.

57TH ST., 425 WEST.—Handsomely furnished, sunny room; private family; rent low to refined gentleman; MEARNS' bell.

70TH ST., 142 WEST.—Private family will let gentleman an elegantly furnished room, with bath and breakfast; reference.

95TH ST., 66 WEST (Koehler's bell).—Nicely furnished room; first par or; also hall room; steam heat; all conveniences.

118TH ST., 266 WEST.—Neatly furnished room, first floor, front; use of bath; small family; near L station; seen evenings and Sunday. J. R.

Furnished Rooms to Let—Brooklyn.

COLUMBIA HEIGHTS, 48.—Large furnished room with stove, $1.50 weekly; two minutes' walk to bridge and Fulton Ferry.

HENRY ST., 139.—Parlor and basement floors, furnished or unfurnished; singly or together; doctor, dentist, or others; improvements.

LAWRENCE ST., 103, near Myrtle av.—Large sunny, heated furnished room; running water; closets; one or two gentlemen.

LIVINGSTON ST., 170.—Elegantly furnished parlor floor, singly or en suite; table board convenient.

NASSAU ST., 132.—Good locality, three minutes from bridge and ferries; furnished rooms; all improvements; terms moderate.

PACIFIC ST., 436.—Two large, nicely furnished rooms; closets, &c.; with or without board; all improvements.

TILLARY ST., 76, BROOKLYN.—Furnished room, with gas and Baltimore heater, second floor front room, also back parlor, rent $8.50 and $2.50.

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BACHELOR APARTMENTS.
HOTEL TECUMSEH,
THE BOULEVARD AND 60TH ST.
An elegant new house, 100 feet from Lexington; roomy parlors, smoking, lounging, and billiard rooms; an elegant bowling alley and an A 1 chef; European plan; terms moderate.
"THE CROISIC," Proprietor.

"THE CROISIC."
Northwest corner 26th st. and 5th av.—A corner apartment, 4 rooms and bath, one of two rooms and bath, and a single room to let unfurnished; immediate possession.
NEWLY RENOVATED.
Flats of 5 and 6 rooms and bath, $15 to $20. 802 to 808 West 145th st., near L station.
COLLIN H. WOODWARD, 304 West 145th st.

YOUR ATTENTION, PLEASE!
Four and five room flats; hot and cold water; $14 to $17. 2,026 and 2,028 av. A, near 124th st.
COLLIN H. WOODWARD, 304 West 145th st.

FREE TO MARCH 1.
227 to 235 West 143d st., 3 rooms and bath; $15 to $18 per month.
COLLIN H. WOODWARD, 304 West 145th st.

FREE TO MARCH 15, 1893.
Five-room flat, 2,687 8th av., near 144th st.
COLLIN H. WOODWARD, 304 West 145th st.

A.—VERY DESIRABLE APARTMENTS, seven rooms and bath; STEAM HEAT, ELEVATOR, ATTENDANCE; near Broadway and 6th av. LOW RENTS. Office, 151 West 35th st.

A.—THE THISTLE, 108 West 18th st.—Rent free bath; 2d floor front, elegant apartments, four rooms and improvements; rents $15 and $18. Janitor, or McMONEGAL & ECKERSON, 695 Columbus av., 953 st.

A.—FREE TO FEB. 15.—235 WEST 24TH ST.—Three rooms, some all light, newly decorated, halls just clothed, $10 to $14. Janitor, or AVERY, 202 6th av.

FLATS AND APARTMENTS, unfurnished and furnished, in all parts of the city.
FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

FREE RENT in February; all-light, four-room apartments to small families. 250-272 West 140th st.

TO LET—Floor of six rooms, with use of bath and laundry; one family in house. Inquire 224 West 40th st.

UNFURNISHED.—Bachelor suite of two rooms and bath; heat and attendance. Call 140 West 34th st.

YOU LOOK AT THESE, WE'LL DO THE REST.—67 and 59 E. 104th st., six rooms and bath. 12 to 22 E. 106th st., ditto, buffet, washtrays. 71 to 75 E. 106th st., ditto, elegantly decorated. 252 to 260 W. 115th st., ditto, mantel mirrors.
MARKUS & ROSENSTOCK, 39 Nassau st.

3D AV., 1,874.—Six large rooms; all improvements; $17 to $20.

13TH ST., 234, 236, AND 238 WEST,
Between 7th and 8th avs.
HANDSOMELY DECORATED FLATS.
Five all-light rooms and bath.
Rents only $23 to $24.
Apply at owner's office, 236 WEST 13TH ST.

13TH ST., 645 EAST.—Attention! Five apartments, with improvements, to let cheap.

28TH ST., 4 WEST.—Unfurnished apartments, eight rooms; also smaller and other rooms for business purposes, &c., in immediate neighborhood; also stores and lofts.

125TH ST., 248 EAST, near 3d av.—Apartments of three and four rooms, all light; cheap rent.

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NEW YORK BUSINESS COLLEGE,
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offers both sexes the best educational advantages at the lowest cost. Academic and commercial studies, bookkeeping, shorthand, and typewriting; day and evening sessions. Call, or address as above for circular.

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Bookkeeping, writing, arithmetic, correspondence, commercial law, spelling, stenography, typewriting, private instruction, day and evening. PAINE'S BUSINESS COLLEGE, 62 Bowery, corner Canal; up town, 107 West 34th st., corner Broadway.

MANDOLIN, BANJO,
Guitar and Stage Dancing; strictly private lessons; terms $5. J. F. DEAN, 632 3d av., 41st st.

BANJO, mandolin, guitar, and stage dancing taught; $5 course; lessons, thorough, practical, and strictly private; instruments furnished free; open day and evening; circulars mailed. J. F. DEAN, 632 3d av., near 41st st.

BANJO Instruction.—Ladies and gentlemen taught privately; this office only.
EDWARD C. DOBSON, 1,369 Broadway, 39th st.

BANJO, mandolin, song and dance, jig and clog dancing taught; circulars. J. HOGAN, 33 3d av.

BANJO, BANJO.—Guarantee to learn you ten tunes for $3. CUMMING, 148 Grand st., Brooklyn.

BANJO and Guitar.—Private lessons. HENRY C. DOBSON, 1,270 Broadway. Patent silver bell banjo.

DAHL'S CONSERVATORY MUSIC guarantees teach more in one quarter than elsewhere can be taught in three; terms, $5; accompaniments taught, $1. 128 West 23d st.

DOUBLE-ENTRY BOOKKEEPING taught in fifteen lessons; single, ten; evening classes.
HEINEMANN, 55 West 11th st.

EXCELSIOR MEDICAL COLLEGE, university degrees. Dr. BOOTH, 67 East 10th st.

FREE PIANOFORTE tuition to introduce new system of teaching. Address, by letter, PROFESSOR, 12 East 16th st.

NEGLECTED EDUCATION.—English grammar, reading, spelling, letter-writing, history, &c.; terms, $5. DAHL'S, 128 West 23d st.

SHORTHAND.—Benn Pitman's New York School; day and evening. IRA ALEXANDER, Principal, 124 West 23d st.

SHORTHAND, typewriting; day and evening. ISAAC PITMAN'S Metropolitan School, 95 5th av., cor 17th st. Circulars.

STENOGRAPHY.—I guarantee 60 words per minute to any one in 12 lessons, $1 per lesson.
L. T. G., box 146, Sun office.

SINGING, piano, violin, guitar, mandolin, cornet, elocution, and dramatic action; circulars. Knickerbocker Conservatory, 44 West 14th st.

THE BERLITZ SCHOOL OF LANGUAGES, MADISON SQUARE.

VIOLIN LESSONS by experienced teacher at pupil's residence. Address FRANK M. POULEN, 62 West 93d st.

Real Estate For Sale—New Jersey.

$1.00 A WEEK.
In the city of Elizabeth, within 28 minutes of City Hall, New York, and only nine cents commutation and a train service equal to elevated trains of New York; trains nearly every 10 minutes; all the improvements; these are paid for: Sewer, street grading, curbing, gas lamps, city water, street cars; improvements cost $175 a lot; my price, $150 a lot; terms, $10 cash, then $1.00 a week. These lots are now worth $500; we bought them cheap; they will be worth $1,000 in three years. Compare it with other suburban points and out-of-way places. There is no boom here; it is a solid, safe investment. When your lot is paid for we will arrange to secure you a loan to build a home. Do not let snow stop you. Go on Saturday excursion at 2:30 P. M., or Sunday excursion, 11 A. M. or 2:45 P. M., over Pennsylvania Railroad. Free tickets and maps now ready.
WM. H. MOFFITT,
59 Liberty st., New York.

FOR SALE—Small farm, been used for market gardening, in good condition; price low; must be sold. Address BALL, P. O. box 228, Westfield, N. J.

PRIVATE BRICK HOUSE.—Improvements; plot 100x200; stable; location choice. VAN HOUTEN & SHERWOOD, 254 Washington st., Jersey City.

YOUR OWN SELECTION OF LOTS at Westhampton Station, the famous summer resort of Long Island; the first ever offered; $50 for lots 25x145 feet; others at lower prices, on $5 payments.
A. N. DAVIS, 188 Remsen st., Brooklyn.

Real Estate for Sale—Brooklyn.

BROOKLYN, near bridge and ferry, furnished room house; illness cause of selling. W., box 135, Sun up-town office, 1,205 Broadway.

FOR SALE—Park slope property, elegant two-story basement brown-stone house, with stable, lot 32x110; price, $11,000.
F. O'BRIEN, 222 Atlantic av., Brooklyn.

FOR SALE on Park slope, Brooklyn, elegant two-story and basement brown-stone house, lot 32x111, with stable attached; price $10,000; terms to suit.
F. O'BRIEN, 222 Atlantic av., Brooklyn.

FOR SALE—House 371a Gates av., near Bedford av., Brooklyn; three-story and basement brick house, in good order, $4,500. Apply to owner.
TAFT, 5 Gold st., New York.

WHY DO YOU PAY RENT?—$300 to $500 cash, balance $50 quarterly, buys handsome new houses, 11 rooms and 2 bathrooms; good locations; near elevated; prices from $4,000; all improvements for two families; seen to-day. FALKINBURG & CO., 1,373 Gates, near Bushwick av., block from Gates av. station.

$5,550.—Charming Brooklyn home; easy terms of payment; 10 minutes from Bridge; 10-room brick house, nicely decorated, all improvements. THOMAS P. PAYNE, 96 Broadway.

Real Estate to Exchange.

5TH AV. APARTMENT HOUSES.—Five substantial 5-story flats; modern; price $150,000; subject to 1st mortgage of only $45,000; owner will exchange the equity for other property (New Jersey preferred); would divide the 5th av. property, if desired, as the mortgages are all separate mortgages; will rent when full for about $14,000 per year.
ROBT APPLETON, JR.,
Equitable Arcade, 120 Broadway, N. Y.

79TH ST., corner Amsterdam av.—Choicest plot of 7 lots on west side, 122 feet; divided into 50x100 for sale or exchange, subject to one mortgage each plot; two years or sooner if per cent; average six feet below grade; the centre of great improvements. Call for diagram.
J. S. ROBINSON, owner, 145 Broadway.

Real Estate for Sale or Exchange.

FOR SALE OR EXCHANGE—800 acre Stock farm; well watered by river; only few yards from railroad depot; healthy section. Particulars R. B. CHAPPIN & Co., Richmond, Va.

Real Estate For Sale—Country.

A NEW COTTAGE, 4 rooms; lot 100x190 feet, $1,500, $50 cash, balance $5 monthly; healthy location, within eight minutes' walk of two depots; 18 miles from city. WOLCOTT, 6 New Reade st.

Real Estate for Sale—City.

FINE NEW HOUSE, stable, near elevated; $1,500 cash, $6,000 mortgage. CARL E. BANDRUP, 3,998 3d av.

For Sale or To Let—City.

A PARTY owning a very desirably located family hotel, fronting 125 feet in one of the finest streets in this city, now running and commanding a very choice line of custom, will make favorable arrangement with responsible party to lease and operate same. Apply at 111 Broadway, room 4.

Real Estate.

WE WILL BUILD YOU A HOUSE
or loan you money to build or improve your own house, or pay off a mortgage, at cost of about 3 per cent. per annum, and allow 5 to 20 years to repay loan by easy monthly installments. Write and agent will call if desired. MUTUAL LAND AND BUILDING SYNDICATE, 76 Montgomery st., Jersey City, N. J.

Real Estate Wanted.

WHAT HAVE YOU FOR SALE or exchange? Will sell quickly. JOHN PERRY, 44 Court st., Brooklyn.

Unfurnished Rooms To Let.

37TH ST., 261 WEST.—Unfurnished reception and small room adjoining, for light housekeeping in private house; references exchanged; $12 per month.

Dwelling Houses To Let.

DESIRABLE HOUSES, unfurnished and furnished, in all parts of the city. FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

To Let for Business Purposes.

ALDRICH COURT,
Nos. 41, 43, & 45 Broadway.
COLUMBIA BUILDING
29 Broadway,
2, 4, and 6 Morris St.
OFFICES
In both of these buildings
TO LET.
A Large Cellar for Wines or Storage.
FOUR RAPID ELEVATORS IN EACH BUILDING.
ELECTRIC LIGHTS DAY AND NIGHT.
NO EXTRA CHARGES.
Apply at either building to
SPENCER ALDRICH.

DESIRABLE OFFICES TO LET.
Washington Building,
1 BROADWAY.
Apply at Room 142 in the building.

AT 61 CORTLANDT.—Four large light new lofts, each 24x70.

BUILDINGS, STORES, LOFTS, AND OFFICES To let, in Cedar, John, Fulton, Beekman, Spruce, Vesey, Murray, Warren, Chambers, Reade, Duane, Thirteenth, Broadway, Park row, Nassau, William, Gold, Cliff, Pearl, Water, Front, South, and many other streets.
RULAND & WHITING,
5 BEEKMAN ST.

BROOKLYN FACTORY BUILDING, without power; Richardson st., between Leonard and Lorimer sts.; suitable for brass or iron foundry or varnish manufactory; will be altered to suit; rent $600 a year. Inquire ARTHUR SMITH, 140 Nassau st., New York city.

BUILDINGS, stores, lofts, offices, studios to let in desirable locations. FOLSOM BROTHERS, 826 Broadway, cor. 12th st.

BUILDING TO LET—In good order; 28x72; Water st., near Broad; fire-proof; immediate possession. E. A. CRUIKSHANK & CO., 176 Broadway.

CORNER SALOON TO LET—Spring st. and South 5th av.; living apartments overhead. E. A. CRUIKSHANK & CO., 176 Broadway.

CENTRE ST., 81, 83, AND 85.—Lofts to rent. SIDNEY WHITTEMORE, 35 Liberty st.

ELEGANT EAST SIDE elevated station corner, double-front store; lease building reasonable. YOUNG, 5 West 42d st.

JAMES SLIP, 14.—Four-story building, about 25x45, to rent. SIDNEY WHITTEMORE, 35 Liberty st.

LOFTS TO LET, 132 DUANE ST.
Two upper lofts, 25x100; together or separate; well lighted and in splendid order; low rent.
Apply owner's office, 236 West 13th st.

LOFT TO LET, with steam heat and power; all light; rent reasonable. ENGINEER, 296 Monroe st.

NEW FACTORY BUILDING TO LET, 85x100, six stories and basement, with steam power; two elevators and excellent light; located in Brooklyn, E. D.; shipping facilities unexcelled.
S. E. & M. VERNON, 69 Duane st., New York.

ROOSEVELT ST., 54.—Six-story building, 25x85, to lease from May 1.
SIDNEY WHITTEMORE, 35 Liberty st.

STORES AND LOFTS, large and small; first-class neighborhood; steam power; heat and elevator. Apply on premises, either 393 Pearl st. or at 88 Walker st.

SPACE to let for a first-class millinery department in new building, next to Lord & Taylor. Apply to MILLER & DALY, 263 Grand st.

TO LEASE—17 East 22d st., 34x100, for club or business; immediate possession.
JAMES BIRCHETT, 62 Wall st.

TO LET—Store and basement, 25 Great Jones st.; possession. JAMES BIRCHETT, 62 Wall st.

Dancing Academies.

WALTZ and all fashionable dances taught; private and class lessons; circulars. KNICKER