REAL ESTATE NEWS.

The past week in the real estate market carried still further the improvement in the condition of the market which began to manifest itself during the preceding week. There was a general broadening of the business and the dealing which had been for some time in the hands of operators, and which consisted mainly of transactions along particular lines, was participated in by investors and speculators, with the result that it was appreciably extended to nearly every class of property.

This participation in the dealing by investors is still restricted to some extent by conditions in the money market, but it was more noticeable than usual, and as the rates on money become lower the presence of investors in the real estate market will be more common and the facilities for carrying on investment and building operations will be greater.

The character of the property most dealt in during the week was the same in many respects as that which formed the bulk of the dealing of the previous week. On account of the success of the renting season in all kinds of apartment property particularly, it has been first to attract the attention of the prospective investor. This the sales of the past month readily prove. The beginning of whatever investment movement has been discernible was in the purchasing of flats and tenements. The past two weeks have witnessed an extension of this weak movement to the buying of apartment houses and business properties, still in restricted numbers, it is true. It is the belief of real estate men that as soon as money rates warrant it this buying will be extended, inasmuch as the condition of property is such that it will then offer a productive field for investment.

The most interesting feature of the week was the reappearance of Fifth avenue properties in the list of sales. The sales there included two improved parcels and one vacant plot at the north end of Central Park. The four-story brownstone building, No. 311 Fifth avenue, was sold to the owner of an adjoining property for about $175,000. The second sale was that of the four-story brownstone dwelling, No. 657 Fifth avenue, near Fifty-third street, which was bought for occupancy for about $100,000. The plot sold was 50.11x100, on the southeast corner of Fifth avenue and 111th street. It is one of the few vacant plots left on the avenue above the Park, and brought a good price. It will be resold for improvement. The two sales of improved property possess less interest than they might have, had it been the intention of the respective buyers to improve their purchases, but they are important, nevertheless, just now, since they mark the reinstatement of Fifth avenue property in the market.

The other sales of the week included the sale of a business property on Warren street, where another sale was made the week previous; a lot at 15 John street; a number of flats and tenements; one seven-story apartment house on West Seventy-ninth street, and two similar six-story houses on Ninety-fifth street, near Madison avenue, and a large number of private houses in various sections of the city, several being located near Fifth avenue, of the better class. A number of sales of vacant property were also made. Two churches bought building sites, one in Ninety-seventh street, near Fifth avenue, and the second on the northwest corner of Madison avenue and Ninety-ninth street. One sale of vacant lots on Eighty-fourth street, near West End avenue, was also closed.

If The Bronx was fairly well represented in the business of the week. A number of sales of improved and unimproved property were reported and several sales of large plots are said to be near consummation.

With the exception of one day the week was dull in the auction room. The Jones estate sale met with a fair degree of success. All the parcels were sold, but in some instances the prices obtained were not as high as appraisals. The list for this week is short and few offerings of any importance are contained in it.

The following are the comparative tables, for Manhattan and The Bronx, of the conveyances, mortgages and projected buildings for the corresponding weeks of 1899 and 1898, as compiled by the *Record and Guide:*

CONVEYANCES.

	1899. Nov. 17 to 23 inc.	1898. Nov. 18 to 24 inc.
Total number	249	189
Amount involved	$2,423,880	$1,800,331
Number nominal	124	85
Total number of conveyances, Jan. 1 to date	14,067	12,673
Total amount of conveyances, Jan. 1 to date	$182,867,072	$89,688,789

MORTGAGES.

Total number	321	243
Amount involved	$5,077,701	$3,122,941
Number over 5 per cent.	193	120
Amount involved	$843,444	$1,612,291
Number at 5 per cent	99	74
Amount involved	$2,119,840	$880,450
Number at less than 5 per cent	89	45
Amount involved	$2,115,417	$780,200
Number above to banks, trust and insurance companies	68	64
Amount involved	$2,273,500	$1,451,000
Total number mortgages Jan. 1 to date	16,780	14,590
Total amount mortgages, Jan. 1 to date	$377,950,136	$209,424,998

SATISFACTION OF MORTGAGES.

Total number		233
Amount involved	4,092	$2,239,535

PROJECTED BUILDINGS.

Total number new buildings	103	59
Total amount	$1,418,550	$1,124,880
Total amount alteration	$158,435	....
Total number new buildings Jan. 1 to date	4,092	3,117
Total amount new buildings, Jan. 1 to date	$103,932,671	$61,026,020
Total amount alterations, Jan. 1 to date	$6,285,181	$6,805,075

Private Sales.

Charles T. Barney has purchased from Joseph B. Kaiser four lots on the north side of 135th street, 100 feet east of Amsterdam avenue.

C. R. Gregor's Sons have sold for James Carlew the new five-story American basement dwelling, on lot 25x100, No. 157 West Seventy-sixth street.

John N. Golding has sold to a Mr. Hall the four-story stone-front dwelling, 18x92x100, No. 15 East Seventy-fifth street.

Jesse C. Bennett & Co. have sold for George Raymond the five-story flat, 27x100, No. 137 West Ninetieth street; also for Mary Thiery to George H. Balkan, the four-story brownstone dwelling, 18x55x100, No. 157 West Seventy-sixth street, who gives, in part payment, No. 351 West 121st street, a four-story dwelling.

J. Hamilton Hunt has sold for the individual owners a plot, 100x100, on the north side of Sixty-ninth street, between Amsterdam and West End avenues.

The Brian McKenney estate has sold two four-story buildings, with stores, on the east side of Third avenue, 45.6 feet south of Seventy-seventh street.

Meyer Solomon has bought the four-story flat, 25x100, No. 157 East 118th street. He has resold the same property to Edward M. Madam.

The six-story tenement on the northeast corner of Madison and Clinton streets has been exchanged by J. Fischel for a plot, 75x75, on the southeast corner of Stanton and Sheriff streets.

Horner Brothers have bought the six-story tenement No. 191 Orchard street for $37,500.

Charles Laue is reported to have sold four five-story flats, Nos. 802 to 808 East 142d street, for $18,000 each.

Monday's Auction Sales.

BY HERBERT A. SHERMAN.

166th street, Nos. 245 and 247, north side, 175 feet east of Broadway, 50x100.11, two five-story brick flats; the Metropolitan Improvement Company against Joseph N. Campbell et al.; Clarence L. Westcott, attorney; Chase Melvin, referee; amount due, $9,163; subject to mortgages, $40,000, and taxes, &c., $1,792.32.

Real Estate Transfers.

DOWNTOWN.

(*South of Fourteenth st.*)

Forsyth st, 16, s s, 25x100; Benjamin Brooks to Fanny Krooks $25,000

EAST SIDE.

(*East of Fifth ave., between Fourteenth and 110th sts.*)

60th st, n s, 225 e 2d av, 17x100.5; Chessie E Zeller to Samuel P Baum $1

Same property; Wm Euler to Chessie E Zeller 1

Lexington av, ne s w cor 27th st, 19.9x51; Catharine A Murphy to Chas F Murphy 1

100th st, n s, 81.9 w Park av, 24.10x100.11x irreg; F H Ihlies and wife to Henry Macke 10

Av A, s e cor 60th st, 100.5x025 to East River; Caroline S Sprcut to George Ehret 1

Av A, s e cor 60th st, 100.5x025 to East River; John F Schimmitz to George Ehret 1

WEST SIDE.

(*West of Fifth ave., between Fourteenth and 110th sts.*)

28th st, s s, 180.2 w 7th av, 16.8x98.9; Emily S Turner to Maurice E Turner $1

HARLEM.

(*Manhattan Island north of 110th st.*)

Edgecomb av, 114, s s, 17.6x85; Rosa Jancole to Emile E Esdaile and ano $1

145th st, 413 W, 19x99.11; Emile E Esdaile to Zeleman Adams 1

120th st, n s, 226.5 e Pleasant av, 66.8x100.11; Samuel C Baum to Chessie E Zeller 13,000

Bradhurst av, 51; Catherine Dellamore to Edward Dougherty 1

112th st, 153 W, 24.6x100.11; Gaetana Cirrito and ano to James A Oliver 1

134th st, 305 W, 25x99.11; Adaline Schafer to Ada M McAdie 500

BRONX.

(*Borough of The Bronx.*)

Plot at n w cor land James Sloane, West Farms, runs n e 52 to land Daniel Manes x s e 215 to Bronx River x p w 52x215, except strip called Bronx st; Louis A Lenz to Charles H Weigle $1

Barker av, ss, 100 s Elizabeth st, 100x125; Harlem Cooperative Bldg and Loan Assoc to Richard O Hara and ano 5,500

Belmont place, e s, 64 n from w Arthur av, 100x50x60x64; Josephine B Rezzano to Francesco Marciano 4,600

Byron st, w s, lots 59, 60, 61, map 93, choice lots Cæsar V Pitman property, 75 x 100; Mary D Kilborn to Maurice Quinlan 1

Elizabeth st, n e cor Matilda st, 100x100; Annie V B Wells to William P McCarthy 1

Baker av, s e cor Elizabeth st, 100x125; A C Anderson and wife to H W Beaty 1

Caldwell av, w s, 275 s 149st st, 50x80; Palen-Thompson Corp to M J Garvin 1

Tinton av, e s, 291.11 n 152d st, 20x125; Charles Baunach to Henry C Jenkins 1

Tinton av, e s, 221.11 n 152d st, 40x125; John Hemmer, Jr, and wife to Henry C Jenkins 100

Recorded Leases.

Brown, Abraham, and ano, to Moses Salz, 6th st, 246 and 248, 5 yrs $6,000

Berlo, Eustan O, to Vincenzia Santore, 104th st, 311 E, 5 yrs 1,056

Karswitch & Panas to Hyman Ruden, Grand st, 422, 1 yr 900

Recorded Mortgages.

DOWNTOWN.

(*South of Fourteenth street.*)

Orchard st, 128 and 130, and 272 E 10th st, a so property in West New Brighton; Matilda De Har to Angelica Schirmer, demand $770

Rutgers st, 33, and 202 Madison st; Jacob Zlotnick to Bernheimer & Schmid, saloon lease, demand 800

Broome st, s s, 60 w Attorney st; Jacob and Gussie Pomeranta to Leopold Levy, installs 6,000

EAST SIDE.

(*East of Fifth av., between Fourteenth and 110th sts.*)

60th st, n s, 225 e 2d av; Samuel C Baum to Chessie E Zeller, 2 yrs $3,000

84th st, 312 and 314 E; George and Emanuel Doctor to Joseph C Levi, secures advances 23,000

2d av, 680; Bartholomew M O'Connor to Jacob Ruppert, saloon lease, demand 3,200

53d st, 332 E; Charles Prill to Conradstein, saloon lease, demand 1,500

46th st, 110 E; Wm W Thomson to Egbert C Stimonson, 1 yr 2,000

WEST SIDE.

(*West of Fifth av, between Fourteenth and 110th sts.*)

31st st, 421 to 413 W; Henry B Stacey to Edward W Browning, 3 yrs $10,000

31st st, 427 W, same to same, 3 yrs 8,000

30th st, n s, 353 w 6th av; Morris Freedman to David Freedman, 1 yr 7,500

81st st, n s, 77.5 w Broadway; Metropolitan Improvement Co to Francis M Jencks, demand 125,000

76th st, n s, 60 e Columbus av; Chas I Freedman to Celia Lisso, 1 yr 5,000

HARLEM.

(*Manhattan Island north of 110th street.*)

Amsterdam av, n e cor 138th st; Michael Geraghine to George Ehret, saloon lease, demand $6,835

Edgecomb av, 114, Emile E and Emaline S Esdaile to Rosa Jarmale, installs 1,050

124th st, 420 E; Augustino Marisco to Fernando Schmidt, saloon lease, demand 450

111th street, n s, 200 w 5th av; Max Goldstein to Edward O P Penheimer and ano, 3 yr 8,000

122d st, s s, 200 w Pleasant av; Stephen H Jackson to Abigal H Lauderbach, 3 yrs 7,500

Edgecombe av; Emile E and Emaline S Esdaile to Rosa Esdaile, installs 1,050

121st st, s s, lots 8 to 12 Fort Washington av; Lottie Waldman to Nathan P Waldman, 3 yrs 1,200

Fort Washington Ridge road, w s, at centre line Kingsbridge lane and 1,271 ft n from s s, 155th st; George A Knapp to Ira H Hanley, 2 yrs 5,000

BRONX.

(*Borough of The Bronx.*)

Borker av, e s, 100 s Elizabeth st, Richard O'Hara to Harlem Cooperative B and L Assn, 3 yrs 4,500

St Ann's av, w s, 105 n 150th st; Isidore Cohen to Robert A Monk wilt, 1 yr 6,000

Tinton av, e s, 221.11 n Kelly or 152d st, Henry C Jenkins to John Hemmer, Jr, ½ yr 4,500

Jackson av and Home st, gore block; Robert E Smith and ano to W N Sean, ½ month.

Forest av, s w cor 150th st; Frederick McCarthy to American Mortgage Co, 1 yr 16,000

2d av, e s, 121 s Park av; John C Stark to Henry F Brownlee et al, demand 455

River side av, w s, 100 s River sh; Wm Ainer to Thomas C Thorp, 3 yrs 1,000

180th st, 721 E; Peter N Rotnowski to Title Guarantee and Trust Co, 3 yrs 4,250

Elizabeth st, s e cor Matilda st; Wm P McCarthy to Amelia V B Wells, 5 yrs 1,500

Assignments of Mortgages.

Downing, Mattie J, to Donald F Tousey $3,419

Jacobs, Frances M, to Francis P Furnald 100

Noble, Henry C, to Joseph Moorhead 2,000

Morgenthau & Co, to The Brainard Shaler & Halligan Co 1,000

Trumbull, Henry S, to Estelle Asch, et al, trustees, &c 2,800

Williamson, Smith, to Geo V Sloat 5,500

Discharges of Mortgages.

	Amt.	Sec.	Lt.	Page.
Blum, Emil, to the David Mayer Brewing Co	$1,800	9	46	157
Davies, Isaac and wife, to Pauline Hasche	1,500	12	7	118
Congregation Agudath Jesboram	4,000	5	58	186
Hausauer, Alphonse and Anna, to James Roosevelt	18,000	4	49	326
Kearns, John H, to Baymer Sands	8,000	10	81	68
Morgan, Thomas and wife, to Alfred S Nicholls	668	11	86	190
Rogers, William, to James Mellit	.....	11	86	496
Stacey, Henry B, to Edward W Browning	50,000	8	44	190
Stacey, Henry B and wife, to Edward W Browning	10,000	8	60	274
Stacey, Henry B and wife, to Edward W Browning	10,000	8	63	126
Smith, William J, to Thomas B Gifford	9,000	10	17	285
Smith, Peter G and others, to Donald B Tuttey	75,000	10	29	410
Uhl, Jacob and wife, to the Seamens' Bank for Savings	5,000	4	50	415
Warner, John E and wife	1,600	5	98	58
Warner, John Rand wife, to Dora Pope Burbank	650	5	80	441
Wilson, Adams & Co, to Henry Lewis Morris	116,000	9	6	164
Williams, Isaac, to the Title Guarantee and Trust Co	55,000	2	85	464
Fox, Charles, to Augustus Jay	8,500	3	896	491
Levi, Rosa, to Sabine Brueck	10,000	3	2,544	156
Forster, Alexander, to Hudson F Bee	800	*	19	42
Raynor, Elizabeth Compton & Wittenberg, Chas, Nov. 3, 1899	.....	No. 58,860		....

*Annex District.

Mechanics' Liens.

Park av, n w cor 40th st, 100x100; M Strachan & Co vs Pepper Bo Restaver $800.00

Park av, s e cor 65th st, 100x105; John J Roberts vs Edwd W Candee 4,500.00

Same prop; Gustavus Kobbe & Sons vs same 21,696.00

30th st, 13 E; same vs Samuel Hass 2,611.00

Same prop; Chas A Cowen & Co vs same 800.00

Mott st, s e cor Pike st, 35x50; Ravitch Bros vs Curtis Blatner 900.00

E Broadway, 384; Louis Helman vs John Ladinski and ano 68.86

92d st, s s, 100 w W Boulevard, 50x100; Henry Held vs Emil Sachs 218.00

Loring place, s s, 300 n Hampden st, 50x100; Jacob Shuman vs Mary D Wheeler and ano 55.00

Lenox av, s e cor 112th st, 100x100; Hugh Colwell vs Morenas Hoberg 3,700.00

10th st, 50 E; Hy Maurer & Son vs John F Scanlon 1,050.00

60th st, 13 E; John J Roberts vs Samuel Haas et al 4,600.00

85th st, 104 E; Thos F Gaynor vs Bernard Bimberg 850.00

112th st, s s, 100 w 5th av, 150x100; Glens Falls Terra Cotta and Brick Co vs Seglin Bros & Co 2,800.00

116th st, 123 E; Wm N Tobin vs Leopold Holzman and ano 1,000.00

Lind av, e s, 300.1 s Union st, 30.5x84.6; John McCarney vs Thomas Mullin and ano 358.00

3d av, 2195 to 2199; Wm Williams and ano vs Henderson Wilson et al 165.00

Satisfied Liens.

Lowe, Chas E vs Ernest Wetterer et al; West End av, s w cor 68th st, 1892 ..... $110.00

Foreclosures.

135th st, 21 W; Sarah C Morrell vs Margaret P Francioli et al; attys, Lippmann & R.

Park av, w s, 50.6 n 116th st, 75.3x90; Mary A Roebch vs Nicholas D Kendall et al; atty, E S Gaston.

125th st, e s, 1384 w Boulevard, 16.8x99.11; Emma J Bentz vs Wm Wehle et al; atty, M Williams.

140th st, s s, 440 e Lenox av, 18x100.11; Jacob Mandelbaum vs Aaron Lewis et al; atty, J Rapp.

96th st, n s, 100 w 3d av, 30.8x100.8 x irreg; John T White, adm, &c, vs Anna McGroty et al; atty, W H White.

Amsterdam av, w s, 50 n 123d st, 25x100; Anne G Smith and ano, exors, &c, vs Maria A Herter et al; atty, T Davenport.

Plans Filed for New Buildings.

DOWNTOWN.

(*South of Fourteenth st.*)

Catherine st and East Broadway, seven-story w s building; I L vi; owner, M Bernstein; architect; cost $50,000

Cherry st and Mechanics alley; two seven-story shops; Salen & Rosenblum, owners; M Bernstein, architect; cost 5,000

3d st, 254 E; six-story shops; H Fischel, owner; M. Bernstein, architect; cost 15,000

Pearl st, 304; improvement to lofts; J B Wright estate, owner; Stephenson & Greene, architects; cost 2,500

Broadway, 565-567; improvement to store and loft; Charlotte M Goodridge, owner; W H Whitlat, architect; cost 12,000

Greene st, 472 to 50; improvement to store; Ann B Howard, owner; Luminous Prism Co, architect; cost 2,900

EAST SIDE.

(*East of Fifth ave., between Fourteenth and 110th sts.*)

58th st, 422-424 E; six-story and basement flat; Simon Morris, owner; G F Pelham, architect; cost $40,000

83d st and av A, s w cor, improvement to tenement and store; estate H Gazenmuller, owner; C H Boers, architect; cost 450

8th st, 355-359 E; two six-story and basement flats and stores; Lowenfeld & Prager, owners; G F Pelham, architect; cost 56,000

14th st, 510; six-story and basement flat; Lowenfeld & Prager, owner; G F Pelham, architect; cost 27,000

WEST SIDE.

(*West of Fifth ave., between Fourteenth and 110th sts.*)

Central Park West, 50 s 98th st; seven-story flat; Rita Blinn, owner; G A Schellenger, architect; cost $90,000

Central Park West and 91st st; seven-story flat; E W Kilpatrick, owner; F J Jacobson, architect; cost 80,000

HARLEM.

(*Manhattan Island north of 110th st.*)

113th st and 7th av, s w cor; seven-story flat; Emil Block, owner; G A Schellenger, architect; cost $150,000

100th st, s s, 100 e Riverside drive; five five-story dwellings; Peter Wagner, owner; S Anderson, architect; cost 109,000

BRONX.

(*Borough of Bronx.*)

138d st, s s, 328 e Trinity av; three-story tenement; Anna Schoenweg, owner; E Wenz, architect; cost $8,500

138d st, 353 e Trinity av; two-story tenement; Anna Schoenweg, owner; E Wenz, architect; cost 8,500

Union av and 3d st, s e cor; two-story stable; Mrs May Deere, owner; Robert Gleon, architect; cost 200

Marion av, w s, 230 s 194th st; six two-story dwellings; W H Wright, owner; M J Garvin, architect; cost 27,000

Laggett av and Dawson st, s e cor; five-story store and flat; Fred McCarthy, owner; W C Dickerson, architect; cost 35,000

Vyse st, 143 n Freeman st; two-story shop; P S Obel, owner; Niels Toelberg, architect; cost 500

163d st, s s, 351 Melrose av; improvement to storage house; G M Reinhart, owner; M J Garvin, architect; cost 200

149th st and Morris av, n w cor; improvement to tenement; Margaret A Johnson, owner; A Arctander, architect; cost 8,000

149th st and Morris av; improvement to tenement and store; Margaret A Johnson, owner; A Arctander, architect; cost 8,000

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City Real Estate.

Borough of Manhattan—For Sale.

Below 14th st.

A CHOICE BROADWAY CORNER, DOWN TOWN.
CHAS. H. EASTON & CO.,
116 West 42d st.

Above 14th St.—5th Av. to East River.

BUILDERS' ATTENTION.
Choice Fourth avenue plot North 23d street.
CHARLES H. EASTON & CO.,
116 W. 42d street.

Above 14th St.—5th Av. to North River.

AMSTERDAM AV., CORNER.
Apartment House, above 90th st.; well rented; bargain.
CHAS. H. EASTON & CO.,
116 West 42d.

To Let for Business Purposes.

A BROADWAY CORNER.
Store and basement to be leased. THOMAS & ECKERSON, 35 West 30th st.

ONE LOFT LEFT, 25X90 OR 50x90; handsome new building; unusually light. Apply on premises, 129 and 131 West 31st st.

A.—BUILDINGS, stores, lofts and offices; exceptionally fine list, this and other desirable locations. FOLSOM BROTHERS, 835 Broadway.

Dwelling Houses to Let.

A.—HOUSES, unfurnished and furnished, in desirable locations; rent $1,000 to $6,000. FOLSOM BROTHERS, 835 Broadway.

Dwelling Houses Wanted.

Wanted, for an immediate purchaser, a dwelling on Murray Hill between 35th and 40th sts., Park and Lexington avs.; 20-foot house preferred. State particulars and when possession may be had. WM. M. RYAN, 149 Broadway, Singer Building.

Flats and Apartments to Let—Unfurnished.

APARTMENTS in the "Improved Dwellings," 862 East 72d st.: 2, 3 and 4 rooms, all light; bath, laundry; hot and cold water; rent $8 to $10.50; halls heated. FOLSOM BROTHERS, 835 Broadway.

West Side.

AT 26 WEST 61ST ST.
Handsome apartments of eight rooms; steam heat; hot water supplied; elevator; hall attendance. Apply
THOMAS & ECKERSON, 35 W. 30 ST.

AT 110 AND 112 WEST 104TH ST.
Handsome apartments of seven rooms; bath; steam; hot water; $35 to $42.
THOMAS & ECKERSON, 35 W. 30 ST.

JOTTINGS ABOUT TOWN.

Justice Russell has granted an absolute divorce to William Grosman from Hulda Grosman.

The Wilson Line steamship Colorado, which arrived last night from Hull, ran over a submerged wreck while off Nantucket at 10 o'clock yesterday morning damaging her propeller.

Frederick I. Smedley, a lawyer living at 152 West Forty-seventh street, notified the Tenderloin police last night that his gold watch had been stolen by a pickpocket on a crowded Broadway car.

Edward Sutphen of 411 West Twenty-eighth street, fell to the sidewalk yesterday from a ledge on the second floor of the Post Office building while cleaning a window. His left arm was fractured, and he was internally injured.

A call has been issued by the Central Association of Stream Engineers of Greater New York, for a convention of representatives of its local branches at 62 East Fourth street to-morrow, to arrange about drafting a State license law.

Country Property To Let or For Sale.

Surprising results are often realized in departing from well-beaten paths. Bear this in mind when placing your advertising. If your properties are really desirable, among THE SUN'S readers may be found a purchaser by your making known through the advertising columns the localities and the advantages.—*Adv.*

City Real Estate.

Borough of Bronx—Sale or Rent.

GREAT OPPORTUNITY FOR SPECULATION.
An estate has been placed in our charge.
Plot of about 56 Lots, Williamsbridge, near Edenwald.

Will be sold at such a low figure that it will pay any one knowing the future of this growing locality to purchase and hold for year or so; price on application.
FOLEY & SNIFFEN,
Members Real Estate Board Brokers,
149 Broadway.

OFFER WANTED at once—7-room house; all improvements; must sell.
STRICKER, 3848 3d av., 156th st.

BARGAIN—ONE-FAMILY HOUSES, 6 rooms and bath; all improvements; easy terms; $2,000. NORMOYLE, 810 Westchester av.

FACING PARK; "L" two blocks; corner; three inside lots, $9,000. Washington avenue lots near my office, $5,750. Lots in sight of elevated, $1,100. Two-family house, $4,600; $500 down.
HAYNES, 54 av., 174th.

GREAT BARGAIN in two-family house; sewer, "L," schools. W. E. BROOKER, 778 Tremont av., cor 3d.

41—IF YOU WISH TO BUY—15
The eight houses, at the right price, and at the right place, call and see my three-family houses corner Valentine av. and 196th st., Tremont.
N. B. LEVIN, Owner and Builder.

$750 CASH—Four-story brick flat; improvements; balance 5 per cent.; rents $1,880; always rented; might exchange.
WILLIAMSON & BRYAN, 147th st., 3d av.

Borough of Brooklyn—Sale or Rent.

MODERN HIGH CLASS HOUSES FOR SALE
ON PARK SLOPE.
Eighth Av., Corner First St.
P. J. COLLINS,
OPEN SUNDAYS. BUILDER.

FLATBUSH.
$3,950—2 FAMILY HOUSES.
Terms easy; locality, quality and convenience are not equalled in similar houses in the city; location, East Sixteenth st. and Avenue G; one block from Prospect Park South; call or write for circular with full particulars; we also have two highgrade detached cottages, with all modern improvements, located on Avenue I and East Twenty-first st., one block east of Ocean av., which we will sell at a very low price to a quick buyer.
I. E. & A. JERSEY,
12 St. John's place, Brooklyn.

NINTH AV. AND ELEVENTH ST., opposite Prospect Park; fine corner apartment house and three four-story single buildings (one sold); every modern improvement, hardwood trim; tiled baths; double floors; steam heat; electric lighting; hot water supply, &c.; will sell low for cash above savings bank mortgage. Apply on premises to
C. DOENICKE.

FOR SALE—New double flats; 804, 806 and 808 5th st.; all rented; total rent of each, $2,400; asphalted and private street; cash price, $19,500; pays over 18 per cent. on investment; mortgage to suit; this is a positive bargain and should be given consideration by those about to invest. GEO. W. KENNY, Builder, 598 11th st., Brooklyn.

TWO-FAMILY HOUSES.
Last two of row of ten; 653, 657 Prospect Place, near Bedford av.; low price; easy terms.
JOHN F. GRAHAM, 262 Sumner av., Brooklyn.

ATTENTION—Call and examine these elegant 2-story and basement 2-family houses; all improvements; Vanderbilt av. and Bergen st.; low price; easy terms; only two left of thirty; Eldert st., near Hamburg av. FAGRENO, on premises; open Sundays and evenings.

DID YOU EVER.
$1,200 cash buys three-story basement, extension brownstone; 13 rooms; fine location; good order; Park Slope; mortgage $4,500.
WYGANT, 86 7th av., Brooklyn.

MCKENNE'S Real Estate Advertiser and Home Guide contains front views, floor plans and full particulars of fifty houses, all styles, including many advertised here; price 10 cents. M'KENNE BROS., 164 Montague st.

NEW corner store building, suitable for any business; two flats above store. Apply to F. DHUY, Jr., owner, on premises, Rochester av., cor. Pacific st.

ON EIGHTH ST., NEAR EIGHTH AV.
For $8,900; 2-story brownstone front; in first-class order; genuine bargain; investigate. JOHN H. THODE, 293 7th av., Brooklyn.

Borough of Queens—Sale or Rent.

ELMHURST, L. I.
19 Minutes from 24th St. Ferry.
COMMUTATION 670., INCLUDING FERRY TO NEW YORK. TROLLEYS TO ALL FERRIES AND ACROSS BRIDGE, 5 CENTS.
NEIGHBORHOOD RESTRICTED AND ITS CHARACTER ESTABLISHED.
HOUSES BUILT TO ORDER FROM PLANS. SEVERAL COMPLETED.
OUR PRICES HAVE NOT ADVANCED WITH THE PRICE OF MATERIALS.
CORD MEYER & CO.,
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JAMAICA IS THE PLACE.
Homes honestly constructed; references always to people we have sold to; only four left; high class, modern, steam heated homes; every improvement; 9 to 15 rooms; $4,500 to $7,500; complete, with lawn, shrubbery, shade and fruit trees; near depot and schools; particulars and photographs mailed; open Sunday.
O'CONNOR & BOOTH, Ray st and Hillside av.

MODERN HOME.
$4,25 A WEEK.—Located in centre of improvements at Corona, L. I.; where values are rapidly increasing; never occupied and offered on lowest terms to adjust an estate; quick transit, 5c. fare to Manhattan and Brooklyn by train and trolley. Particulars of S. CORONA, box 2678 N. Y. Post Office.

RICHMOND HILL, QUEENS BOROUGH.
$3,500 buys one of these complete Queen Anne cottages; location the best; 8 rooms and bath; terms to suit. JOEL FOWLER REAL ESTATE COMPANY, Jamaica and Jefferson avs., Richmond Hill.

Real Estate—Out of the City.

Long Island—Sale or Rent.

CLOSING SALE OF LOTS.
I have four lots which must be closed out at once. Located in finest section of Long Island; prices jumping constantly; will sell on very easy terms; ready for immediate building, or can be held for big rise; neighborhood built up and restricted; no undeveloped country flats; see me quick if you want a wonderful bargain to return you double in short time. Write to S., box 2678, city.

MUST SELL MY FARM
at a sacrifice, consisting of 6¾ acres of land in good farming section of Long Island, would prefer cash, but to good party will take $50 down, and balance in easy payments. Price, $425. Call personally in store, 202 East 23d st. I would be willing to halve railroad fare to visit my place.

GREAT BARGAIN—Richmond Hill; pretty house, nearly new; 7 rooms; fine location, near trolley; $1,600; $300 cash, balance mortgage.
BALDWIN, owner, 68 Shelton av., Jamaica.

New Jersey—Sale or Rent.

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ADVERTISERS MAY LEAVE ORDERS AT 794 BROAD ST., WHERE THE SAME CARE AND ATTENTION WILL BE SHOWN AS AT MAIN OFFICE. NO EXTRA CHARGES.

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Hackensack,
35 minutes to New York. Commutation only $5.50 monthly. This town has best health record in the State, also best schools. It is an ideal suburb—fine boating—every residence street a shaded avenue. We offer home sites on the highest ground, with fine prospect. At least send for our handsomely illustrated booklet, or, better, call on
HACKENSACK LAND COMPANY,
185 Main Street, Hackensack, N. J.

TENAFLY Two houses for sale. Both on East Side, within five minutes' walk of station; city water, gas, all imp's; $3,750 for one, $5,800 for the other; possession next May. Both straight bargains. Cottage to let, $30; large house, $65.
WEATHERBY, 271 Broadway, N. Y.

TENAFLY, N. J.—Building plots for sale, $300, $400, $450; houses and improvements all around.
H. WEATHERBY & CO., 271 Broadway, N. Y.

Miscellaneous—Sale or Rent.

FINE COUNTRY SEAT
ON THE HUDSON.
Commanding location, 2,000 feet river frontage, historic Kingston ferry, convenient to New York. Contains 100 acres, fine improvements, residence fully furnished, farm stocked. Elegant neighborhood. Must be seen to be appreciated. For sale or lease. A. M. GOVER, 22 East 42d st.

DESIRABLE FARMS in the Mohawk Valley for sale, $500 up, with buildings; enclose stamp for catalogue. H. L. REED, Amsterdam, N. Y.

VIRGINIA FARMS for SALE—Good land, good neighbors; schools and churches convenient. Mild healthy climate, free from extremes of both heat and cold. Low prices and easy terms. Write for free catalogue. R. B. CHAPPIN & CO. (Inc), Richmond, Va.

Real Estate at Auction.

BRYAN L. KENNELLY, Auctioneer,
WILL SELL AT AUCTION,
TUESDAY, December 12th, 1899,
at 12 o'clock noon, at the New York Real Estate Salesroom,
No. 111 Broadway,
Modern Private Stable,
No. 50 East Fifty-first Street,
Southwest Corner Park Avenue,
3-story Indiana sandstone, containing every known improvement; 9 stalls; elevator; bathroom, &c; real brass and bronze fixtures throughout.
Plot 25x100.5½.
Particulars at Auctioneer's office, No. 66 Liberty street. Telephone 3143 Cortlandt, or W. E. Aston, Attorney, No. 7 Pine street.

Dwelling Houses To Let.

ST. NICHOLAS AV.—Elegant Indiana blue stone private dwellings; fine view; best value for price on Heights; high stoop, three stories, basement, cellar; hard wood throughout; terms to suit; inspection invited; would exchange for desirable free and clear lots ripe for improvement. See your broker or E. B. TREAT, Owner, 241 West 23d.

THREE-STORY AND BASEMENT and four-story American basement houses, 450 to 458 West 145th st., $1,000; also at 158th st. and Boulevard Lafayette, $900; corner, $1,300.
SCHNUGG, 78 East 96th st.

Flats and Apartments to Let—Unfurnished.

East Side.

6 ROOMS and bath, private hall, $22-25; also single flat, 10 rooms, bath, $40. 19 East 99th st.

6 ROOMS, bath, steam heat and hot water, &c., $25 up. 9 to 17 West 112th st.

SINGLE flats: 4 East 119th st., $23 to $32.

5 ROOMS, bath, $18 to $21. 2 East 119th st.

7 ROOMS, bath, single flat, steam heat and hot water, $41 and $45. 60 East 99th st.

5 ROOMS bath, $16 to $19. 1760 2d av., near 92d st. FRANCIS J. SCHNUGG, 78 East 96th st.

54TH ST., 149 EAST—Elegant apartments; six, seven and nine rooms; bath, heat, hot water, electric light, telephone.

77TH ST., 321 EAST—Respectable flats; five, six rooms; improvements; $17 to $20.

West Side.

WINDERMERE
400 West 57th Street.
A FEW VERY DESIRABLE SUITES AND SINGLE STUDIOS, LARGE AND SMALL, TO OFFER FROM THIS DATE.
Gas, electric light, steam heat, elevator service; use of kitchen, if desired, included in a low rental. Rigidly select. An especially desirable home for business women, writers, artists, students, teachers.
RESIDENT AGENT.

Miscellaneous.

$20 RENTS HALF of pretty house in choice neighborhood; latest improvements; heater in cellar; 8 minutes' walk from 6th av. "L" station at 155th st.; open Sundays. E. OSBORNE SMITH, Ogden av. and