REAL ESTATE BOARD OF BROKERS
OF THE CITY OF NEW YORK.
NO. 111 BROADWAY.
WANTS AND OFFERS.

WANTS

POLSOM BROS., 835 Broadway—Want full lots between Bleecker and Canal sts., Bowery and Mercer st. Also, 25 x 90 feet as a site for apartment, flat st. to 59th st., cor. or Madison av. Also, private house in good location on West Side in exchange for well rented flat near Riverside Dr.

CHAS. GRIFFITH MOSES & BRO., 1960 Amsterdam Av.—Want a country place at Somerville or Harlem, N. J., in exchange for a well built, neatly decorated, private house on Washington Heights.

ALBERT T. DAVID, 111 Broadway—Wants 25-foot private house, four stories, adjacent to 5th av., must be in a first-class neighborhood; purchaser wants to alter and modernize according to his own ideas. Also, purchaser for desirable Lexington av. corner leased to reliable tenants; 4 per cent. mortgage with five years to run, excellent investment easily handled and paying about 4 per cent. net on the equity.

ARTHUR C. KETCHAM, 88 Liberty St.—Wants equity in improved property on Manhattan Island for free and clear lots in most fashionable part of Yonkers, valued at about $15,000. Also, equity in flat for a $15,000 equity above 4 per cent. mortgage in private house in West 78th st. Also, free and clear lots for part cash and equity in two fully rented apartment houses on West Side, same show 12 per cent. on equity.

WM. S. ANDERSON, 884 Lexington Av.—Wants 25-foot dwelling on East Side, about $25,000, for an architect who wants to improve same for own use. Also, Amsterdam and Columbus av. corner properties for investment buyers. Also, elevator apartment house and two heavily mortgaged in exchange for lots in a section where a big boom will soon be on.

WM. H. FOLSOM, 14 West 20th St.—Wants private house on Lexington av., south of 34th st., at least 25-foot front, $30,000. Also, upper part of a corner building on 5th av., for photographer, near 34th st. Also, private house in the 70s, near Madison av., four-story high stoop, about $30,000. Also, private house 25-foot front, on south side of st. Murray Hill, near Madison av. Also, private house west of Lexington av., in exchange for a corner single flat.

CHAS. F. SCHUYLER & CO., 2787 Broadway—Want a large private dwelling, 12 to 16 rooms, on West Side, between 100th and 125th sts., about $35,000; also, four or five lots between 125th and 140th sts., near Harlem River. Do not want front property.

WOOD & MILLER, 219 West 125th St.—Want lots in exchange for a corner on 5th av., near 126th st. (60x100, improved and all rented; rent $14,500; mortgage, $102,000; price, $140,000). Also, flats in exchange for private house on 132d st. near 7th av.; price, $15,000; mortgage, $9,000; house is completely furnished. Also, flat in exchange for free and clear lots near 144th st. and Broadway; price, $28,000. Also, two or three lots between 35th and 49th sts., west of 5th av. to Broadway.

OFFERS.

WM. HENRY FOLSOM, 14 West 20th St.—Offers to close an estate, a large private house on 22d st., near Broadway, leased for three years to responsible tenant. Also, private house in 75th st., near Madison av., 25-foot front, with bathroom extension; price, $35,000. Also, for sale or to rent, American basement house on Murray Hill, near Lexington av.; price, $22,000; rent, $1,800; possession about Jan. 1, 1901. Also, Lexington av., corner above 76th st., nearly two lots; possession at once; price, $50,000. Also, five-story tenement house on 84th st., near 2d av., fully rented; price, $27,000.

CHAS. GRIFFITH MOSES & BRO., 1960 Amsterdam Av.—Offer a corner near 125th st., East, at a bargain to close an estate; will sell on very easy terms. Also, a corner plot of four lots below grade, ready for immediate improvement at a great bargain; owner might trade for big city mortgaged tenement on lower East Side.

PORTER & CO., 150 West 125th St.—Offer No. 4 West 132d st., four-story brick and stone high stoop dwelling, 17.6x56x100 feet, hardwood trim, twelve rooms and two bathrooms; anxious to sell; would consider offer in neighborhood of $14,000.

FOLSOM BROS., 835 Broadway—Offer a plot 120.6x103.3, with private house buildings, near 5th av., between 9th and 12th sts., might be divided. Also, four-story and basement house, 23.6x103.3, 9th st., near 5th av., must be sold.

City Real Estate.
Borough of Brooklyn—Sale or Rent.

Beautiful, Artistic Homes
30 MINUTES FROM PARK ROW.

2 and 3 Story Houses	Near Prospect Park; Midwood street, just off Flatbush ave.; restricted neighborhood; stone houses of various styles and designs; Swell and square fronts; Box stoops	Prices Low, Terms to Suit.

70 HOUSES TO SELECT FROM.
40 ALREADY SOLD.
These houses are modern in every particular. The rooms are arranged with a view to comfort. Foyer or saloon parlors. Hardwood trim throughout; open plumbing, large closets, tiled bathroom, dumbwaiters, etc. Can be seen any day.
W. A. A. BROWN, Owner.
Brooklyn office, cor. Flatbush Ave. & Midwood St.
New York office, 149 Broadway.
Open evenings until 9. Sundays and Holidays all day.
SEND FOR ILLUSTRATED BOOKLET.

Borough of Queens—Sale or Rent.

Elmhurst.
12 minutes from 34th St. Ferry.
5c.-fare; commutation 6½, including ferry.
25 minutes by trolley to all ferries.
All improvements on streets; gas and electric lights; 260 houses sold; have 5 ready for occupancy; hardwood finish; open sanitary plumbing; all improvements; from $5,000 to $7,500; terms, 10% cash, balance same as rent. Houses built to order from plans; 6 now under construction.
THE CORD MEYER CO.
Elmhurst, and 62 William St., City.
TEL. 41—NEWTOWN. 1961—JOHN.

Real Estate—Out of the City.
Long Island—Sale or Rent.

FOR SALE.
ONE OF THE MOST BEAUTIFUL PROPERTIES ON
NORTH SHORE OF LONG ISLAND.
55 ACRES, 1,800 FT. OF FINE SHORE FRONT; GOOD BATHING AND SAFE ANCHORAGE; NO NUISANCES NEAR; LARGE SPRINGS OF FRESH WATER; MANY FINE OLD TREES; FORTY-FIVE MINUTES FROM HOUSE TO 34TH ST. FERRY; SUITABLE FOR BOTH SUMMER AND WINTER HOME. CAN BE DIVIDED INTO TWO OR MORE PARTS. PRICES $2,000 TO $3,000 PER ACRE. ADDRESS F. W. WRIGHT, MANHASSET, L. I.

Westchester County—Sale or Rent.

AT FAIRVIEW, YONKERS—Well built house; hardwood finish and floors; nickel plumbing; electric lighting, &c.; large lot; close station; fine suburban location; restricted neighborhood; $5,500; easy terms; send for booklet. GORDON, 20 East 42d st.

New Jersey—Sale or Rent.

The Picturesque
HIGHLANDS
Above Montclair.
THE CATSKILLS
OF NEW JERSEY!
A most beautiful and desirable Home site. City water, electric lights, macadamized roads—near Mountain House, and only five minutes from trolley.
Ten houses now in course of construction. Plans submitted for purchasers' approval. Terms to suit.
CHOICE LOTS AT POPULAR PRICES.
CHARLES H. JAEGER,
BLOOMFIELD AVE.,
Telephone, 150 A. VERONA, N. J.

GLEN RIDGE
HILL CREST ROAD TRACT.
20 choice building lots situated on the highest point and in the most desirable part of Glen Ridge. Property restricted, streets macadamized, sewers, gas, water, sidewalks.
If you want a home where your neighbors are not on your doorsteps—where the air is pure and the outlook superb, call and see me. Terms made to suit.
FRANK B. SMITH,
Sole Agent.
Send for Pamphlet of Picturesque Glen Ridge.

FOR SANITARIUM
HOTEL OR LARGE BOARDING HOUSE.
Elegantly situated at Edgewater Heights, on the top of the Palisades, opposite 125th st., and in plain sight of St. Luke's Hospital. Only 20 minutes by trolley from Weehawken Ferry to 42d st. uptown and Franklin st. downtown. Thirty rooms, land 150x100 feet on three sides; one block from trolley station; excursion ticket 20 cents at ferry house; commutation 2½ cents, including ferriage. Price $18,000; easy terms. Goes for cash. Call in forenoon at EDGEWATER HEIGHTS OFFICE, 131 West 23d st., New York.

EDGEWATER HEIGHTS
ON TOP THE PALISADES.
Invest a little now and get rich when the bridge comes; it won't be long before it will be built. Lots now $300 and $400 will then be worth $1,000 each and upward. Invest $5 monthly on your home and enrich your children. Commutation only 15 cents to go and come over trolley and 42d st. ferry or Franklin st.; twenty minutes' ride only on trolley station on our property. Write for descriptive free map.
EDGEWATER HEIGHTS OFFICE,
131 West 23d St., New York.

FOR SALE OR TO LET—
AT BLOOMFIELD, N. J., FINE LARGE COLN'L HOUSE, SUITABLE FOR SUMMER OR ALL-YEAR RESIDENCE; CONVENIENT TO D. L. AND W. AND ERIE R. R. STATIONS, OR TROLLEY LINES; 12 ROOMS, 3 BATHS; ENCYCLOPEDIA HARDWOOD FLOORS; STEAM HEAT AND ELECTRIC LIGHT; DESIRABLE BUILDING LOTS FOR SALE. DUDLEY FARRAND, 207 MARKET ST., NEWARK, N. J.

FOR SALE—One of the finest Farms in Bergen county, with large house, large fine greenhouses, fine cottage, other outbuilding, &c., on main road with electric lights, city water, &c., handy to three different railroads and a trolley; place is free and clear and in good building location, 12½ miles from New York city, on W. S. R. R., to Dumont. For further particulars address all mail to owner, with self-addressed envelope and stamp enclosed, or for reply may call and see the premises. Owner, Hon. E. H. FRITZGERALD, Post office box 51, Dumont, N. Y.

A TWO FAMILY HOUSE (which you can buy on easier terms, renting a part to pay for the whole), within 20 minutes of New York City Hall, ought to strike you as just right. You don't have to consume time to Harlem or the outskirts of Brooklyn. Attractive oak interior, mantels, two full sets of improvements, the gas fixtures handsomely papered and decorated; cemented cellars and wall.
MILTON HANNA, 588 Newark av., Jersey City.

FOR SALE—Cottages, hotels, farms, 6 to 160 acres; $3,000, $7,000, $18,000. WILLIAM LANE, Long Branch.

Miscellaneous—Sale or Rent.

FOR SALE—One of the
BEST QUAIL SHOOTING
places. Six hundred acres; sixteen room, modern house; running water throughout; handsomely furnished; extensive stabling; dog yard; 1 mile from Lake Ae; can be had at a bargain. GREENSBORO LOAN AND TRUST COMPANY, Greensboro, N. C.

VIRGINIA FARMS FOR SALE
Good land, neighbors, schools and churches convenient, mild, healthy climate; low prices and easy terms. Write for free catalog. e. L. D. CHAFFIN & Co., Inc., Richmond, Va.

ARLINGTON, N. J.—Desirable factory site adjoining the shops of the Lackawanna R. R., with 1 large frame building; plenty of vacant ground for siding; boiler and engines already on the premises; will be sold at a bargain on the most favorable terms. Apply to
A. A. STRONG, 168 Midland av.

AT BLOOMFIELD, N. J.—For sale, bargain, three-story house, steam heat, modern bathroom, all improvements, 10 rooms, finedry cellar; near Lackawanna depot; barn, fruit, shade; 32,000 square feet land; only $7,000. NATHAN RUSSELL.

SHORE PROPERTY: 20 acres; elevated; wooded; 5 choice sites for gentleman's country seat; 50 minutes from 42d st., Connecticut express trains. ATWATER, 55 Liberty st.

Real Estate at Auction.

WILLIAM M. RYAN, Auctioneer,
will sell at auction at the New York Real Estate Salesroom, 111 Broadway, at 12 o'clock noon,
Wednesday, December 5th, 1900,
Executors' Sale,
By order of John T. and James A. Farley, Executors of Estate of MRS. H. M. FARLEY, Deceased.
Magnificent Investment Properties,
Columbus Ave. and 72d. St.
Southeast corner,
6-story and cellar brick and stone apartment house, with stores on 1st floor, offices on 2d floor and two apartments on each of the floors above, containing elevator, hot water, steam heat and all modern improvements; plot 43x102.2 ft.
Columbus Ave. & 77th St.,
Southeast corner,
substantial 7-story and basement apartment house with stores on ground floor and two apartments on each of the floors above; handsome entrance and reception room; passenger and servants' elevator, electric light plant on the premises, hot water, steam heat, hard wood trim, and all modern improvements; size 50x100.2.2 ft.
TERMS VERY LIBERAL.
ENNEVER & CHAUTAN, Esqs., Attys., 132 Nassau St.
Maps at Auctioneer's, 149 Broadway, N. Y.

WILLIAM M. RYAN, Auctioneer,
will sell at auction at the Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon,
Wednesday, December 12th, 1900,
SALE BY ORDER OF THE EXECUTOR OF THE ESTATE OF MAX WEIL, DECEASED.
812 Broadway,
Near Wanamaker's, and directly opposite McCreery's.
Substantial 5-story cellar and sub-cellar stone building with store, size 25x116.
64, 64½, 66, 68 and 68½ Bowery,
ADJOINING THE NE. CORNER CANAL ST., valuable plot 75.2x100, with 5-story brick buildings thereon.
112 Franklin St.,
BETWEEN WEST BROADWAY & CHURCH ST., 5-story and cellar stone front building, size 25x100.6.
147 West 10th St.,
NEAR 6 AVENUE,
3-story basement and cellar high stoop private dwelling, size 22x45.
66 2-3 PER CENT. MAY REMAIN ON BOND AND MORTGAGE AT 4 PER CENT.
Maps and particulars at Auctioneer's office, 149 Broadway.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the Real Estate Salesroom, 111 Broadway, New York, at 12 o'clock noon,
Tuesday, December 4th, 1900,
BY ORDER OF ALEXANDER & GREEN, Attorneys.
Northeast Corner
Madison Ave. and 117th St.
1783 MADISON AVE. and 51 East 117 St., a substantial 3-story and cellar brick apartment house having 2 stores and 2 apartments on the 1st floor, 6 rooms and bath to each apartment; size 34.11x104x108.
1785 and 1787 MADISON AVE., two 3-story and cellar brick apartment houses having two apartments of 7 rooms and bath each; size 38x96x108. These apartments have all modern improvements, hot-water supply, steam heat, &c.
Northwest Corner
First Ave. and 31st St.
337 and 339 FIRST AVE., two 4-story and cellar brick tenements with stores, size of each 20.6½x45. 253 EAST 31ST ST., a 3-story and cellar brick stable, size 23x41.11½; size of plot 41.11½x100.
240, 242, 244 and 246 West 63d St.
NEAR AMSTERDAM AVENUE, four 5-story and basement brick and stone tenements, 4 families on each floor; iron stairs, all modern improvements; size of each 25x85.5x100.5.
Boulevard, Lafayette,
WEST SIDE, NORTH OF 165TH ST., 8 desirable building lots; size of plot 200x100. TERMS 11B. ERAL. ALEXANDER & GREEN, Attys., 120 Broadway, N. Y. Maps and particulars at Auctioneer's office.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the Real Estate Salesroom, No. 111 Broadway, New York, at 12 o'clock noon,
Tuesday, December 4, 1900,
Absolute, Without Reserve,
By order of the heirs of the Estate of MORRIS ALEXANDER, deceased.
29 East Broadway,
BETWEEN CATHARINE & MARKET STS., 3-story and cellar brick tenement; size of lot 25x87.6.
31 East Broadway,
4-story and basement on the front and 4-story and basement brick building on the rear; size 25x75.
33 East Broadway,
UNDIVIDED ONE-HALF INTEREST, 4-story and basement brick tenement; size 25x75.
35 East Broadway,
LEASEHOLD, having 8 years to run with 21 years' renewal, with 4-story and basement brick buildings on front and 5-story and basement brick building on rear; size 25x114.8.
31 Henry St.,
ADJOINING ABOVE ON THE REAR, 3-story brick tenement; size 25x60.4.
11 Market St.,
ADJOINING CORNER OF EAST BROADWAY, 3-story brick tenement on front and 3-story brick building on rear; size 22x40.
A. H. SCHWARTZ & ESBERG, Esqs., Attorneys, 320 Broadway, New York. Maps at Auctioneer's Office, 139 Broadway, New York.

L. J. PHILLIPS & CO.,
AUCTIONEERS,
WILL SELL AT PUBLIC AUCTION, WITHOUT RESERVE OR PROTECTION,
TUESDAY, NOV. 27TH, 1900,
At 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway, New York,
WEBSTER AVENUE,
Southeast corner 184th st., 9.2x93, irregular; vacant.
183D STREET,
25x100, on north side 183d st., 250 feet west of Webster av., with a front on public place.
1998-2000 BATHGATE AVE.,
Two three-story frame flat houses.
FORD STREET,
North side, 125 feet west of Webster av., four little private houses on a plot 50x100.
ALSO ON
TUESDAY, DEC. 4TH, 1900,
536 AND 538 EAST 156TH STREET.
Two 2-story dwelling houses, frame dwelling, 6 front.
For maps and particulars apply to auctioneers, 1568 Broadway.

BRYAN L. KENNELLY, Auct'r.
BRYAN L. KENNELLY & CO.
Will sell at auction
Thursday, December 6, 1900,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,
68 AND 70 WEST 88TH ST.
Two 3-story brick and Nova Scotia stone apartment houses, eight rooms and bath to each apartment, well rented; size of lots 20x102.8½ each.
4 Per Cent. Mtge. Can Remain.
Maps, etc., at Auctioneer's offices, 7 Pine St.

BERNARD SMYTH & SONS, AUCTIONEERS.
Will sell at auction at the NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, at 12 o'clock noon,
TUESDAY, DECEMBER 6, 1900,
SUPREME COURT PARTITION SALE.
Under direction of HENRY W. BOOKSTAVER, Esq., Referee.
NO. 79 WEST 45TH ST.
COLUMBIA COLLEGE LEASEHOLD.
Four-story brownstone dwelling, size 20.10x100.3.
Nos. 318, 320 and 322 East 48th st.
Four-story brick factory, 75x100.5.
M. S. & I. S. ISAACS,
Plaintiff's Attorneys, 27 and 29 Pine st.
Maps at auctioneers' office, 59 Liberty st.

Dwelling Houses To Let.
Furnished.

ATTRACTIVE FURNISHED HOUSE
TO RENT FOR SEASON.
A medium size house with extension, in the Fifties; to rent at a great reduction.
WHITEHOUSE & PORTER,
509 FIFTH AV., NEAR 43D ST.

A—HOUSES, unfurnished and furnished, in desirable locations, rents $300 to $3,000.
FOLSOM BROTHERS, 835 Broadway.

Unfurnished.

1027 PARK AVE.,
BETWEEN 85TH AND 86TH STREETS.
Three-story and Basement Brownstone Dwelling. Rent $1,000.
S. F. JAYNE & CO.,
254 West 23d Street and 55 Liberty Street.
Telephone 432—18th St.

68TH ST., WEST, near Central Park.—An exceptional opportunity to rent a well American basement dwelling at a ridiculously low rent. This house contains 4 rooms and 2 tiled baths, laundry, butler's pantry and dining room extension, hardwood cabinet trim throughout, handsomely decorated; parquet flooring and other improvements; permits on application. E. H. LUDLOW & CO., 115 Broadway.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

THE SPECIAL AND DISTINCTIVE FEATURES OF
Ardsley Hall
Make it the most attractive apartment building in New York City.
A SERIES OF SPECIAL ENTERTAINMENT ROOMS,
luxuriously furnished and decorated, are provided for receptions, etc. A private telephone in each apartment, (three hundred outside calls free), two bathrooms, abundant closet room, a private steel safe, two elevators, a barber shop, billiard room, mail chute, a laundry, full lighting, heating, refrigerating and ice plants, and every known device to make refined people comfortable has been provided. Rents $1,500 to $3,800 per year. A booklet will be mailed on application to
Wm. H. Smith, Ardsley Hall,
92d St. & Central Park West.

AN IDEAL HOME.
The most attractive and convenient of Apartment Houses.
THE "BEAUCLERE"
Better value for less money than any apartment building on west side of Manhattan Island.
Seven and eight rooms; all possible improvements; elevators run all night; special night watchman; public telephone; special porter on premises for use of tenants; rents moderate. Entrance hall finished in Knoxville marble. TAPESTRY Panels and Plate Glass.
READY FOR OCCUPANCY.
For rates and particulars address or apply on premises, 109th St. and Broadway.
Can be seen on Sundays and evenings.

HAROLD COURT AND BRITTANY,
N. W. Cor. 102d St. and Broadway
(Adjoining Private Houses on 102d St.)
New Apartments of 8 and 7 Rooms.
ARRANGEMENTS CAN BE MADE FOR 14 ROOMS.
All large and light, and building completely finished, with every modern improvement, and some and tasteful decorations, fine hardwood trim, hardwood and mosaic floors, artistic tiled bathrooms, soft clay plaster, telephone in each apartment, Hand-made entrance halls, all latest improvements, including U. S. Mail chutes, complete electrical equipment, etc., etc. Rents $900 to $1,200 per year. On premises for inspection. This building has been completely finished this summer, and clients will experience no annoyance from mechanics working in the premises. For premises, or Brandt & Riehl, agents, 104 E. 86d and Broadway.

THE LOHENGRIN,
Southwest cor. Madison Ave. and 125th St.
Six and seven rooms and bath; sanitary plumbing; every room light. See superintendent on premises, or
CHAS. GRIFFITH MOSES AND BROTHER.
157th Street and Amsterdam Avenue.

BACHELOR AP'TS.
112 W. 44th st.
2 rooms and bath, $300.
ASHFORTH & CO.,
1509 Broadway.

155 West 46th Street,
Between Broadway and 6th Avenue.
Second flat, seven rooms and bathroom, $55.
J. Edgar Leaycraft & Co., B'way and 44th st.

174 WEST 95TH ST.
Single flat, 7 rooms and bath; steam heat; hot water; rent $50.

$35—$38—Hall attendance, steam heat; hot water supply; tiled bathroom; excellent plumbing; porcelain sinks; eight rooms and bath. See janitor, 230 West 122d st., or
J. Edgar Leaycraft & Co., B'way & 44th St.

To Let for Business Purposes.

Two large factory lofts with light on all sides in new corner building, 75x100, Sixth avenue, corner 26th street; 7,000 square feet floor surface in each; heat, light and power; freight and passenger elevators; cheap rents. Manager's office, 430, 432 and 434 Sixth avenue.

SECOND LOFT.
FIREPROOF BUILDING.
29-33 EAST 19TH ST.,
Adjoining Broadway, 60x88.
Possession Jan. 1, 1901
S. F. JAYNE & CO.,
254 West 23d st. Telephone, 432 18th st.

642 6TH AVE.
STORE AND DWELLING
NEAR 37TH ST.
IMMEDIATE POSSESSION.
APPLY TO
S. F. JAYNE & CO.,
254 W. 23D ST.
TELEPHONE 432 18TH ST.

UNION SQUARE NORTH.
Adjoining Broadway.
LOFT, 184 FEET DEEP.
Building has
Entrances on Two Streets.
Inquire at 31 East 17th St., or
J. EDGAR LEAYCRAFT & CO.,
1507 Broadway, corner 44th St.

FACTORY LOFTS TO LET. We offer Lofts and entire Buildings, with or without power, in all parts of the city; also out of town. Factory Properties.
CHAS. H. EASTON & CO.,
TEL., 705—38TH. 116 WEST 42D ST.

7TH AVE., 715.
STORE AND BASEMENT, fine location; $720 year.
ASHFORTH & CO., 1509 Broadway.

144 Park Row, near Bridge,
5 STORY BUILDING, RENT LOW.
ASHFORTH & CO., 309 BROADWAY.

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

GREENE ST., 275, near West 3d st.—Fine store with basement; low rent.
J. EDGAR LEAYCRAFT & CO., B'way and 44th st.

5TH AV., 281—Elegant doctors', dentists' or business quarters; elevator service; steam heated. Inquire second floor.

Brooklyn.

A CORNER STORE, 3 large windows; best location in Flatbush. See janitor at premises, 851 Flatbush av., or
HULAND & WHITING,
5 Beekman st., New York.

Real Estate to Exchange.

EXCHANGE—Equity $6,000, quite new 3-story brownstone private residence, latest improvements, near 4th av., 125th st., for cheaper house.
OWNER, 370 Pearl st.

Furnished Rooms & Apartments to Let
Above 14th St., East Side.

A—HOFFMAN ARMS,
Madison Ave. and 50th St., near Park Plaza.
Corner apartments furnished and unfurnished. Restaurant supplies meals and high class apartment table service. C. A. GERLACH, Prop.

87TH ST., 134 EAST.—First-class apartment to let; second floor; 5 rooms and bath; rent $42; finely decorated; steam heat, hot water supply; immediate possession. Apply to janitor or
JOHN F. DOYLE & SONS,
45 WILLIAM ST.

72D ST., 362 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms; all light; bath; laundry; hot and cold water, $5 to $15.5. Halls heated.
FOLSOM BROTHERS, 835 Broadway.

PARK AV., 787—Beautiful neighborhood; light, single, 7 room flat; steam, hot water, $35, $42; bargain.

Flats and Apartments to Let—Furnished.
Above 14th St., West Side.

ARTISTICALLY FURNISHED APARTMENTS of seven large sunny rooms. Apply
RUTLAND OFFICE, Broadway and 57th st.

Real Estate Wanted.

WANTED to lease from May 1, 1901, factory containing 12,000 to 15,000 square feet, suitable for manufacture of cigars; must be on the East Side from 14th st. up to 59th st.
WM. GLACCUM & SONS, 302 East 48th st.

Furnished Rooms & Apartments to Let
East Side.

SUNNY, BRIGHT ROOM; gentleman; private family, near Gramercy Park; very reasonable to permanent party. S., box 125 Sun uptown office, 1263 Broadway.

17TH ST., 214 EAST—Large rooms, near Stuyvesant Sq.; new bath; telephone, 1619-15; convenient location; gentlemen only; references.

31ST ST., 52 EAST—Doctor's office to let in private house; thoroughly equipped; handsomely furnished; excellent service.

43D ST., 15 EAST—Very desirable large room, reasonable to an acceptable permanent tenant.

West Side.

THE JULIEN, 15 WEST 20TH STREET.
Rooms for rent. Desirable location. With or without board. Good home cooking. Gentlemen preferred. Tel. 3093-18.

23D ST., 314 WEST—Newly furnished parlor floor; suitable doctor; other large rooms; cleanliness a specialty.

37TH ST., 48 WEST—Comfortably furnished, medium sized room; private family; breakfast; excellent service; gentlemen only.

45TH ST., 224 WEST—Parlor floor, en suite or single; also second floor; newly furnished; all conveniences; fine location; one block from Broadway.

46TH ST., 321 WEST—Newly furnished hall room; private house, near Broadway; reference required; terms moderate.

95TH ST., 71 WEST—A front room, with board; bright and sunny; table boarders accommodated; terms moderate.

127TH ST., 275 WEST—Well furnished front room, 2d floor, and a small back room; private house.

668 BROADWAY.
Bay State Hotel, steam heated; nicely furnished rooms; elevator, hotel service; $3.50, $4, $5 and $6 per week.

Brooklyn.

CARROLL ST., 647—Newly furnished large and small rooms; every convenience; near L, trolley; gentlemen preferred.

FRANKLIN AV., 475—Large, elegantly furnished rooms; all conveniences; also back parlor, suitable doctor, dentist; private family.

HART ST., 240A—Thoroughly kept large and small rooms; all improvements; near Sumner, Myrtle De Kalb av. cars.

MONTAGUE PLACE HEIGHTS, 36—Front hall and 2d story back rooms to private family to let.

NOSTRAND AV., 257—Large front room, with heat and gas, well furnished; with or without board.

PINEAPPLE ST., 63, HEIGHTS, NEAR BRIDGE—Pleasant rooms; good location; sanitary plumbing; every convenience.

ST. MARKS AV., 139 (near Flatbush)—Newly furnished rooms; every convenience; suitable couples or gentlemen; reference.

STARR PL., 529—Private family have handsomely furnished front square room, suitable for one or two gentlemen.

WILLOUGHBY ST., 15, near Fulton—Large, pleasant square room; front; second floor; private family; $2.50 weekly.

Furnished Rooms Wanted.

ELDERLY BUSINESS WOMAN AND SON desire large and small rooms; grate fire; meals optional; $15 monthly; could furnish.
REFINEMENT, box 168 Sun office.

Select Board.
East Side.

MADISON AV., 153, 155, 157, "The Sawyer"—Handsome suites and large rooms, with private baths; board; reference.

MADISON AV., 143—Handsomely furnished room; every convenience; superior board and attendance; reference required.

MADISON AV., 57—Steam heated rooms, open plumbing; superior table; location central; table boarders.

MADISON AV., 60—Small room, steam heat; near; for dining room; table unexceptionable; references.

ST. ALBAN'S—R. W. DE FOREST, PROP., 5, 7 and 9 East 31st st.—Central location, desirable rooms, private suites; excellent dining room.

29TH ST., 158 EAST—Large, front room, second floor; running water; gas; front room fourth floor; parlor dining room; moderate.

West Side.

WASHINGTON PL., 117, near 6th av.—Large, well furnished room, with board, for party gentlemen; table board.

THE NIBLOCK, 39 West 32d st.—Desirable rooms with board; parlor dining room; near Broadway.

Select Board.
West Side.

WAVERLEY PL., 101, The Park—Handsomely furnished rooms; steam heat; excellent table; prompt service; references.

17TH ST., 24 WEST—Single and two large connecting rooms; family or party of gentlemen; with board; references.

23D ST., 354 WEST—Two southern rooms; private bath; parlor; piano; pleasant family association; fine table; reference.

23D ST., 465 WEST—Nicely furnished front parlor and two connecting square rooms; private bath; excellent table.

23D ST., 203 WEST—Large room for two young gentlemen; reasonable; excellent table board; central location.

45TH ST., 227 WEST—Large sunny rooms, dressing rooms, running water, baths; parlor dining room; superior table and service; married couple, gentlemen; references.

48TH ST., 215 WEST—First-class French boarding house; large and small rooms with board; all improvements.

130TH ST., 40 WEST—One large room, furnished or unfurnished; superior table; reasonable.

Brooklyn.

CARROLL ST., 627—Owner, private family, has two handsomely furnished rooms; board; 20 minutes New York; reference.

DUFFIELD ST., 224—Newly furnished room; all improvements, with or without board; private family; reference exchanged.

FORT GREENE PLACE 107, near Fulton—Large and small rooms, furnished or unfurnished; excellent table; reference exchanged.

FRANKLIN AV., 40—Nicely furnished alcove room in corner house, with private family; terms moderate.

GREENE AV., 352—Back parlor; lovely rooms; furnished, unfurnished; second floor, unfurnished, $5 monthly with board for one.

HENRY ST., 98, HEIGHTS—Five minutes from bridge; nicely furnished heated rooms; excellent board, $5.50 weekly; references.

HALSEY ST., 345—Handsomely furnished square and hall rooms; every improvement; excellent table; convenient to cars.

MCDONOUGH ST., 217—Back parlor; running water, closets and heat; also other rooms; superior table board.

REMSEN ST., 155, AND MONTAGUE ST., 142, HEIGHTS—New management, handsome rooms; excellent table; back parlor; doctor; dentist.

ST. JOHN'S PL., 109—Nicely furnished square rooms; very improvement; excellent table; reasonable; close to cars.

SCHOLES ST., 155, E. D.—Newly decorated and furnished rooms; board optional; 15 minutes City Hall, New York.

6TH AV., 201A—Table board; newly furnished back parlor and other rooms; suitable doctor, dentist; telephone.

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Boston Mass.	Back Bay. A. P. (Conveniently located)	Hotel Vendome
Boston	European & Amer. Plan. Near Back Bay Station	Hotel Brunswick
Boston Mass.	3 min. from new Back Bay Station	Copley Square Htl
Brooklyn N.Y.	E. P. $1 up. A. P. $3 up.	Hotel St. George
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Chicago Ill.	One of the leading Hotels.	The Auditorium
Cincinnati Ohio.	A. P. & E. P. E. P., $1.50 up.	Grand Hotel. Gibson House
New York	E. P. Standard of excellence	Holland House
New York	American & European Plans. C. L. Wetherbee	The Buckingham
New York	European Plan. Warren Leland, Jr.	Hotel Grenoble
New York	5th Av. & 5th St. Geo. C. Howes, Prop.	Hotel Kensington
Norfolk Va.	A. P. $2.50 per day and up.	New Atlantic Hotel
Philadelphia Pa.	22nd & Chest't sts. A. & E. P.	The Rittenhouse
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Washington D.C.	A. P. $3 up. T. E. Roe sole Prop.	Arlington Hotel
Washington D.C.	A & E P Absolutely fireproof. J. T. Devine	The Shoreham
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ATTENTION—OLD DR. GRINDLE, GRADUATE OF UNIVERSITY OF THE CITY OF NEW YORK, MEDICAL DEPARTMENT, 35 YEARS A SPECIALIST IN DISEASES OF MEN, OLD DR. GRINDLE has been longer established and has had more experience than any other advertising physician; 25½ years prove this. Under his scientific system of treatment blood and skin diseases, pain in bones, red spots, sore throat and mouth, ulcers, painful swellings, kidney and bladder complaints, scalding, inflammation, gravel, undeveloped organs, weak back, lost vitality, are speedily, permanently cured. Men about to marry should go to DR. GRINDLE'S old established office, over 18 years at 171 West 12th st., between 6th and 7th av. Impediments removed. Secrecy. Do not waste time consulting less skillful physicians. Remember OLD DR. GRINDLE has a record for marvellous cures. Advice free. Medicine $1. Hours 9 to 9. Sundays, 9 to 3.

OLD DR. GREY, 45 years a specialist in diseases of men only. Quickest permanent cure guaranteed in all the diseases peculiar to men, blood poison, skin diseases, kidney and bladder trouble, weakness, nervous debility, errors of youth, bad dreams, undeveloped organs, impediments to marriage, etc. Consult old Dr. Grey before trying a the old-est established and the ongest in practice of any specialist in the city; office over 35 years at 120 East 13th st., near Union Square. Hours 9 to 9; Sundays 9 to 3. Scientific treatment; advice free. Medicine $1. No charge unless cured. Cures guaranteed.

A.—QUICKEST PERMANENT CURE in diseases of men; dangerous cases solicited; relief at once; those desiring only first-class scientific treatment should call; the leading specialist, DR. BONSCHUR, 141 West 23d st. 9 to 2, 7 to 9. Sunday, 10 to 1.

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DR. AND MRS. AMES. Oldest and most successful specialists in female irregularities; established 30 years; improved scientific treatment; immediate relief; cure guaranteed in most obstinate cases; private sanitarium; regular graduated physician; consultation free; confidential. 144 West 23d, opposite Proctor's Theatre.

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DOCTOR MRS. REINHARD, 132 West 45th st.—Female irregularities; quickest relief; no risk; treated strictly private; 20 years' experience.

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