REAL ESTATE NEWS.

The tendency toward a wider distribution of activity in real estate is becoming distinctly more apparent as the season advances. Expansion in the lot market is clearly reflected no less in current brokerage news than in the official records. During the week plans were filed for buildings to be erected in Manhattan at a cost exceeding $6,000,000, while the cost of the buildings projected in the corresponding week last year was less than $400,000. At the same time the movement in improved property is increasing in proportion. This week a dealing affected an unusual variety of interests, and moved on a high plane as regards quality of property. The distinguishing feature of the dealing, however, was the sustained demand for realty devoted to residential use in the form of high grade private houses and apartments and to retail commerce in the form of high grade restaurants, places of entertainment and shops.

This sort of activity, it is logical to expect, might be the first to develop at the close of a period of depression. The effect of increased purchasing power, especially on the part of the professional community and those whose incomes are derived principally from investments, could naturally reach real estate earlier through a more generous style of living than through fresh capital investments. However, a progressively likely demand for realty devoted to manufactures and wholesale trade is also manifest in current reports, particularly from the renting market. Indeed, market and office buildings under construction are having the recently unusual experience of being for the most part rented from the plans. In the tall Maritime Building, which is to be erected opposite the new Custom House in Bowling Green, half the offices have been disposed of, although construction work is not to begin before April and the building will not be opened before December. The shipowndership in the Maritime Building Company is illustrative of the sort of business from which capital is at the moment going into downtown real estate. It includes Clapp, Thorne and W. H. Chesebrough, president and vice-president, respectively, of the North American Trust Company; E. A. Chesebrough, S. C. S. Dodd, general counsel of the Standard Oil company; Clarence B. Davison of Payne & Davison, and H. S. Black, president of the George A. Fuller Construction Company.

Uptown business property was represented in the week's reports by the lease of a site for a new rathskeller, theatre and roof garden on the Grand Circle, and of the new clubhouse at Seventh avenue and 124th street to a restaurateur, besides the sale of a parcel in the Long Acre Square section. The bulk of the dealings, however, as already intimated, was in high-grade residential property, in which the important transactions were too numerous to admit of specific mention. The common run of tenements and five-story flats came in for the next largest share of attention. The dealing in this class of property, already very considerable, is likely to be further stimulated by the demolition of tenements to make way for the East River bridge approach, which will presently unhouse about fifteen thousand people. Unless unforeseen developments occur in the money market this spring should be the most prosperous which real estate has experienced in years.

The following is a comparative table of conveyances in real estate circles in Manhattan and The Bronx:

CONVEYANCES.

Last week:	No.	No. Nom.	Amount.
Manhattan	193	96	$1,951,073
Bronx	45	30	119,248
Totals	238	126	$2,070,321
Corresponding week, 1900:			
Manhattan	162	108	$2,121,850
Bronx	62	28	229,253
Totals	224	136	$2,351,103
Jan. 1, 1901, to date:			
Manhattan	1,532	...	$17,473,817
Bronx	513	...	4,037,945
Totals	2,045	...	$22,431,762
Corresponding period, 1900:			
Manhattan	1,378	...	$15,506,782
Bronx	553	...	1,371,404
Totals	1,931	...	$14,956,186

MORTGAGES.

Last week:	No.	Amount.
Manhattan	205	$4,580,084
Bronx	75	291,075
Totals	280	$4,871,159
Corresponding week, 1900:		
Manhattan	183	$3,974,514
Bronx	47	236,177
Totals	230	$4,210,691
Jan. 1, 1901, to date:		
Manhattan	1,612	$34,058,230
Bronx	494	2,160,627
Totals	2,106	$36,218,857
Corresponding period, 1900:		
Manhattan	1,627	$36,270,064
Bronx	632	4,246,255
Totals	2,259	$40,516,419

BUILDINGS.

Last week:	No.	Amount.
Manhattan	49	$6,134,250
Bronx	22	254,600
Totals	71	$6,388,850
Corresponding week, 1900:		
Manhattan	9	$127,400
Bronx	9	429,150
Totals	18	$556,550
Jan. 1, 1901, to date:		
Manhattan	123	$17,320,515
Bronx	121	1,040,000
Totals	244	$18,298,715
Corresponding period, 1900:		
Manhattan	87	$4,329,650
Bronx	56	450,720
Totals	143	$4,780,370

AUCTION SALES.

Last week:	Amount.
Manhattan and Bronx	$1,045,567
Corresponding week, 1900:	
Manhattan and Bronx	770,774
Jan. 1, 1901, to date:	
Manhattan and Bronx	6,538,801
Corresponding period, 1900:	
Manhattan and Bronx	5,705,681

Yesterday's Sales.

John H. Loscarn has sold the five-story business building No. 235 Mercer street for Abram Dano at $74,500, and in conjunction with A. Wedekind the three-story and basement stone dwellings, Nos. 34, 36 and 38 Hamilton terrace, each 19x65x100, for Bertha Fox and others at $25,500.

Leopold Foll & Co. have sold the plot 100x100 on the north side of Ninety-fifth street, 100 feet east of Fifth avenue, to Isaac H. Ottinger for about $160,000.

The Leopold Kahn Company has sold through Shea & Co. the dwelling, No. 116 West 129th street. The same company has also sold the dwelling, No. 231 Seventh avenue, and purchased No. 234 West 130th street, which it will tear down, together with the two corner houses, to make room for a seven-story apartment house.

Horace S. Ely & Co. have sold for George Ehrlich, No. 58 Seventh avenue, a three-story brick building, on lot 19.6x80. The buyer is Mrs. Alfred Wolff, who owns the adjoining northwest corner of Forty-first street.

Matthews & Dopenstein have sold the north corner of Central Park West and Eighty-ninth street, a seven-story apartment house, on plot 100x100.

The estates of Edward Tracy and James Brown have sold the two lots on the south side of Amsterdam avenue, 75x100.11, to Max Ginsberg, 50x100.11, to Mrs. Livingston, and George N. Miller has sold No. 66 East Hundredth street, a four-story and basement brownstone dwelling, on lot 20x100.2.

Jas. A. Lichtenhild has bought the three lots on the south side of 112th street, 100 feet east of Lenox avenue, 75x100.11, a seven-story apartment house will be erected on the site.

A. Victor Fornellan has sold No. 70 West 118th street, a five-story flat, on lot 20x100.11.

Hoey & Brooks and others have sold Nos. 327 North avenue, three four-story flats, on plot 75.4x100, to Boseline C. Lane, who gives in part payment Nos. 173 East Ninety-fourth street, a three-story and basement brownstone dwelling, on lot 17.6x100.

Adam Peter has sold for Harry Meer to Martin H. Kempner Nos. 296 and 298 East Broadway, four and five-story front flats, on plot 50x100, subject to a mortgage of $45,000.

Leon M. Mosenger was the broker in the sale of the second avenue and No. 323 East Fifty-second street, reported yesterday.

L. Zeckendorf & Co. have made leases in the Arcade and Tribune Building to Moses Ochs, who are for subtenants, barbers, a cigar store, a restaurant, a Sunday newspaper stand, a Turkish bath, a shoe store, a tailor, a jeweler, a hatter, a shirt maker, Koch Brothers, photographers, one foot of space for a barber, Italian, Asiatic baths, two stores, one for men's wear and one for women's. S. S. White Dental Manufacturing Company, 4,000 square feet of office space; Charles Berg, offices; Dr. G. B. Palmer, dentist, offices; T. Farley's Sons, builders, offices; Wassermann Brothers, bankers and brokers, offices. Magazin de Luxe, offices.

Lovejoy & Nones have leased 92 and 94 Greenwich street, for fifteen years to the Bishop Warehouse Company, at a total rental of about $48,000, and in conjunction with H. H. Cammann & Co., 48 Cliff street, to the Frank S. Deronde Company, for ten years. The upper portion of this building has been subleased for the Deronde Company to the Osborn-Colwell Company of Elkhart, Ind.

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

Pitt st, e s, 54 ft Delancey st, 16x75x irreg, Samuel Greenfield to Henry Rengel, r s $7, mtge $3,000 — 8

Monroe st, 239-241, n s, 50x249x irreg, Lewis Speyer and ano to Joseph Block and ano, r s $14, mtge $17,000 — 1

13th st, n s, 88 ft e av A, 18x100.5, William S Gilfillan and ano to Sarah F Gilfillan, r s $7, mtge $5,000 — 15,500

12th st, n s, 134.1 e Av C, 28.10x103.3, William H Drake to Sarah E Greenhalgh, mtge $15,000 — 15,500

Av B, e s, 25.3 n 9th st, 25x70, Adolph W Berle to Dooby Cloin, r s $5, mtge $14,000 — 1

Henry st, 311, e s, 20.9x93x irreg x 74.4, Moses Phillips and ano to Max Cohen and ano, r s $4, mtge $10,000 — 1

Platt st, s s 13, e s John st, 20x100, s s, James Stokes to Henry W McMann and ano, r s $120 — 1

EAST SIDE.

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

57th st, 147 E, 25x100.5 57th st, 145 e, 25 x 100.5, Henry E Huntington to Arabella D Huntington, all title, r s $58.50 — $36,055

5th av, e s, 75.5 s 57th st, 50x120, Henry E Huntington to Arabella D Huntington, all title, r s $31 — 30,652

WEST SIDE.

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

21st st, s s, 309.10 w 7th av, 0.7x92, Francis A Hay and ano to Mary J P Calavotto, r s 50 cts — $250

Broadway, e s, 77.10 n 104th st, 25.8x88x irreg x 93.9, Herbert Dongan to Le Grand R Fellows, r s $8 — 1

HARLEM.

(Manhattan island, north of 110th st.)

116th st, n s, 85.9 w 5th av, Isaac Reinheimer to Emily J Manchester, 3 yrs, 4½ per cent — $70,000

110th st, n s, 85 w 5th av, Isaac Reinheimer to Emily J Manchester, 3 yrs, 4½ per cent — 20,000

115th st, n s, 94 w Pleasant av, The Church of Our Lady of Mount Carmel to The Brooklyn Savings Bank, 1 yr, 4 per cent — 60,000

121st st, 243 E, Sophia Michael to John Schneider, 3 yrs — 9,500

8th av, 2195, Morris Gultner to Frances Heumann, 3 yrs, 4½ per cent — 17,000

BRONX.

(Borough of The Bronx.)

Hamilton terrace, 34.38, Abram Rapp and wife to Bertha Fox and ano, due March 10, 1901, 6 per cent — $1,120

Tinton av, w s, 311.2 n 165th st, Thomas Farley to Margaret M Budd, 3 yrs — 6,000

Assignments of Mortgages.

Fox, Mary, and ano, exors, &c, to John C Gerstal, trustee — $1,000

Flake, Albert, to American Mortgage Co, of Lond, Frances L, to Franklin B Lord and ano, trustees — 17,000

New York Realty Co to Albert Flake — 95,000

Purdy, John F, exors, &c, to John F J Purdy — nom

Stelling, Clementine L D, to Flora L and Louise G Voss, admrs, &c — 3,000

Same to same — 3,000

Mechanics' Lien.

5th av, 95, Jacobson and Rosenstein vs Helena or Helen E Stein et al — $173.00

Satisfied Mechanics' Liens.

1st av, 2229-2231, Olansky & Parkin vs Michael Naughton, Jan 18, 1901 — $133.00

105th st, 317-327 W, Biagio Marullo et al vs J B Hatfield et al, Nov 24, 1900 — 167.77

Elder st, 176-178, Louis Dessert A Son vs Jas Gordon et al, Nov 10, 1900 — 1,035.83

Madison av, 1028, Laura Holzer vs Jas W Wickersham et al, Feb 9, 1901 — 157.97

Foreclosure Suits.

86th st, s s, 269.6 1st av, 25x102.2, Dora Morel vs John P Tee, jr, and ano, attys, Weinberg and Weinberg.

6th av, n e c, 50x85, 181 to 183 st & 460 to 468 st — to 18th st, 510, The Phillip Carey Manufacturing Co vs Sherel Cooper Co et al, foreclosure lien, attys, Arnold & Cohen.

10th av, e s, 50.2 n 127th st, 16.4x60, George Eckhard vs Annie M Goodwin et al; atty, P Carpenter.

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

WANTS

FOLSOM BROS, 835 Broadway, Want a private house at about $15,000, to exchange for equal in modern to-date Central park apartment house in neighborhood of Columbus Park. Also, a private house west of Park av, suitable for alterations, plan not to exceed $35,000.

CHAS. GUIPPONI & SONS, 1 Madison av, Want country property in exchange for Washington Heights lots. Also, a flat on Morningside or Manhattan av, in exchange for lots in the Bronx.

WM. HENRY FOLSOM, 14 West 23d st, Wants, on Morris Hill end of Lexington av, four-story private house, price about $35,000. Also, private house in the 80s near Madison av, in exchange for a modern fireproof apartment house, equity $35,000.

PORTER & CO., 153 West 125th st, Want a three-story dwelling on West Side, must not be valued $17,000, in exchange for a three-story dwelling on lot 20x100 in Bedford Park, within two blocks of the Bronx Railroad Station, price $7,000, mortgage $3,000.

ALBERT E. DAVIS, 111 Broadway, Wants in downtown business section a building about 25x100, suitable for storage; also building on lot 50x100, which can be used or altered for warerooms and manufacturing purposes.

ARTHUR C. KEELHAM, 35 Liberty st, Wants a private house, 25 to 35 feet, for improvement, footy of 42d st. Also, a private house, south of 23d st, about 20 feet in width, price $25,000 to $30,000.

DR. SELDING BROS, 119 Broadway, Want to rent or for sale, private stable to accommodate 12 horses; also a single carriage room.

OFFERS

WM. C. LESTER, 8th av and 56th st, Offers on West 84th st, near Amsterdam av, five-story flat, actual rents $2,268, price $32,500, mortgage $17,500, to life insurance company. Also, on West Side, in private avenue block, three story three family flats, always well rented, will accept $1,000 cash, balance easy terms.

OFFERS — CONTINUED

PORTER & CO., 153 West 125th st, Offer a modern six-story apartment dwelling, near Broadway, fully rented, for sale for an estate, or will exchange for smaller property and cash, asking $78,000. Also, a four-story American basement dwelling, near 140th st and 7th av, modern in every detail, very small amount of cash required over first mortgage.

City Real Estate.

4% 4½% Money to Loan on N. Y. City Real Estate. A. W. McLAUGHLIN & CO., 128 B'WAY. 5%

Cyrus Field Judson

FOR Fifth Av.
HOUSES FOR SALE AND RENT,
Furnished and Unfurnished.
In most desirable sections of the city.
Also Westchester county and out of town properties. Telephone 25-38-38th St.

ASHFORTH & CO.,
Real Estate,
No. 1509 Broadway.
EDWARD ASHFORTH. Near 44th Street.

J. Romaine Brown. A. P. W. Kinnan
ESTABLISHED IN 1855
J. ROMAINE BROWN & CO.
Brokers, Agents, Appraisers.
NO. 50 WEST 33D STREET.
NORTHEAST CORNER BROADWAY
Telephone, No. 381—38th.

Borough of Manhattan For Sale.

From Battery to 14th St., Inclusive.

DESIRABLE houses, 4th to 12th sts, inclusive, near 5th av; prices reasonable.
FOLSOM BROTHERS, 835 Broadway.

Above 14th St., 5th Av. to East River.

For Sale: Private Houses.
Gramercy Park, extra wide 4 story, price $17,500.
Murray Hill, 37th st, 4 story, price $42,000.
Murray Hill, 38th st, 4 story, price $42,000.
Murray Hill, 34th st, 4 story, price $37,500.
60th st, near Madison ave, 4 story, price $30,000.
5 Unusual Madison ave 5 story Apartment house, $80,000.
WM. HENRY FOLSOM, 14 W. 23d St.

FOR SALE, A four-story and basement house and lot, 26x70x106, free and clear, north side of East 77th st, having 340 feet of frontage on Columbia st; New York.
SACRIFICE, quick purchaser; modern house, 50th st, near 4th av; $82,500 offer wanted.
FOLSOM BROTHERS, 835 Broadway.

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

ELEGANT FOUR-STORY
AMERICAN BASEMENT HOUSE,
272 West 89th St.,
private block, will be sold cheap.
STABLER & SMITH,
674 Columbus Av., near 93d St.

FOR RICH MEN OR INVESTORS.—A piece of business property for sale in 23d st, between Broadway and 6th av, in the middle of the block. For particulars apply to
JAMES L. HIBBY & SON,
60 Liberty st. Tel. No. 1207 Cort.

ACTUAL BARGAIN. Modern double tenement, West 51st st, price $12,000; offer wanted.
FOLSOM BROTHERS, 835 Broadway.

FOR SALE NEAR BROADWAY, 74TH ST.—Two old buildings to responsible builder with liberal loan. Address BUILDING MATERIALS, box 151 Sun uptown office, 1265 Broadway.

Miscellaneous.

A BONANZA.
An investment showing minimum of expense and maximum receipts in Square 64. Too large for the mode to investor but just right for a person with $1,000 cash and sum amount in agent lots of gilt edge improved. This will bear closest investigation and both 64 investors will not be disappointed. For full particulars inquire of
F. R. WOOD & CO.,
(Near 77th St.) 366 Columbus Ave.

A Choice Investment.
A business property, leased to one tenant; long term; net rental, 7%. An opportunity.
Chas. H. Easton & Co.,
Tel. 795-38. 116 West 42d St.

FOR THE MAN OF MODEST EARNINGS.
The best, most accessible house in the city; 5c. fare. Low in price, well built, cozy.
$15 to $18 per Month Covers Cost.
Rent of one floor, leaving two to five to pay carrying expense. Tenants provided for owners.
Proof is positive, call or write, and we will give you full particulars.
Keith Trust 60 and 62 Liberty St.

$5 PER WEEK TOTAL COST. A model house, roofing only, designed for retired people, splendid healthy place, in the country, less than one hour's ride from city, lot above air, low in price and offered on terms which will interest you, owing to entry less than rent, there are neat, eight-room cottages, gas, electricity, running water, only 20 minutes from Manhattan business centre; the air and the surroundings are worth all your consideration. Write for particulars to L. P. O. Box 1376, New York City.

AN EXTRA DEAL, 25 foot, first-class quality flat, 1 occupied, must be sold, 7 per cent savings bank mortgage, balance cash, terms will pay well.
STABLER & SMITH, 674 Columbus av.

THREE STORY DWELLING, No. 1, reasonable offer wanted over bank mortgage $6,000, 4½.
HUSON, 343 West 125th st.

Borough of Bronx—Sale or Rent.

VALUABLE BUSINESS CORNER, well rented, at terminus of "L" road; will sell or lease.
CHOICE CORNER SOUTHERN BOULEVARD.
Bedford Park, handsome residence site. Apply to CHARLES H. CRONIN, Fordham Square.

AT BEDFORD PARK,
Southern Boulevard, near entrance to Botanical Gardens, choice plot of four lots, ready for improvement. CHARLES H. CRONIN, Fordham Square.

BEDFORD PARK PARK AVE.
You can buy lots 25x100 for $300 and two lots on Kilbourne st for $500 if taken soon.
CHARLES H. CRONIN, Fordham Square.

ATTRACTIVE residences in Murray Hill section; prices ranging from $15,000 to $75,000.
FOLSOM BROTHERS, 835 Broadway.

Bankers and brokers' offices, Magazin de Luxe, offices.

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10th av, e s, 50.2 n 127th st, 16.4x60, George Eckhard vs Annie M Goodwin et al; atty, P Carpenter.

Lis Pendens.

Washington st, s s, 101.12 n Morris st (Robert Hall Inst, 9th ward, 20x87.3x20.2x72.2, Emanuel Lindman vs Mary Colgate et al; partition, attys, E P Howe.

Vine st, n s, cor 129th st, 125x110x126x112, except parts taken to open streets, &c; Annie Gleason vs Robert Mellin et al; partition, attys, C C Clarke.

Building Loans.

12th st, n s, 348.6 w Av A, 50x103.3; Title Guar & Trust Co to Dora Irving I Kemper, $39,000.

97th st, s s, 275.6 e 4th av, 49x100; M Milliken Swan to Salvatore La Grassa, $5,000.

City Real Estate.

Borough of Queens—Sale or Rent.

ELMHURST.
COMMUTATION 6 1-2 CENTS, INCLUDING FERRY.
12 Minutes from 34th Street Ferry, Trolleys to All Ferries and Bridges 5 Cents.
Grade and Streets Established by the City.
HOUSES ALWAYS IN CONSTRUCTION, 300 BUILT AND SOLD.
TERMS TO SUIT PURCHASERS.
THE CORT MEYER COMPANY,
62 WILLIAM STREET.
Tele. 1901 John. 41 Newtown.

NEW HOUSES IN OLD FLUSHING'S
best neighborhood, only 30 minutes to Manhattan's business centres. These are finely built, for prices not offered on EXCEPTIONAL TERMS. Are homes for conservative people of refinement who at a moderate monthly cost desire something out of the common run.
Call or write for Keith Trust 60 and 62 Liberty St. full particulars.

HOUSES, Flushing, Broadway, Bay Side, Whitestone, $6,000 upward; improvements easy terms; houses built.
JOHN FALKINBURG, builder, Bay Side.

AT BAY SIDE, Pretty detached cottages, $2,300, $2,500, $2,800. BUTCHER & NELSON, 9th av and 20th st.

Borough of Brooklyn—Sale or Rent.

SEA GATE,
NEW YORK HARBOR.
FURNISHED COTTAGES $750 TO $1,500 FOR SEASON.
SEA GATE is a carefully restricted Ocean Residence Park, fronting Atlantic Ocean and Gravesend Bay, macadamized roads, sewerage, water, gas, electric lighting, community stable, surf and still water bath houses. Exclusive surroundings; private steamboat service, 45 minutes to Battery, from May to November.
William P. Rae Company,
203 Montague Street, Brooklyn.

To Let Flat—Send for printed list. Frank H. Tyler, 1183 Fulton St.
To Let Stores—Send for printed list. Frank H. Tyler, 1183 Fulton St.
To Let Houses—Send for printed list. Frank H. Tyler, 1183 Fulton St.
To Let Houses—Send for printed list. Frank H. Tyler, 1183 Fulton St.
SOME BARGAINS IN REAL ESTATE.
About 30 minutes in the west side of Ocean Parkway with a frontage of 133 feet.
60 Lots each 25 x 100, on wide avenue, between two lines of cars, 3 blocks from Prospect Park.
Late HENRY W. SHERRILL,
HENRY C. VAIL,
33 Willoughby St., Brooklyn.
GREAT VALUE AT $4,700.
A story and half frame, filled in, arranged for two families, house fronting on Ocean Avenue, Flatbush, near Ward, ought to be for $5,500.
WILLIAM P. RAE COMPANY,
203 Montague Ave., near Clinton St., Brooklyn, N. Y.

WILL SELL MY Flatbush (or Brooklyn) Lots, Desirable, Sacrifice, Cash or Mortgage, Owner, Box 1, Sun Office.

Real Estate Wanted.

I WANT TO BUY Texas, Dakota, Minnesota lands, owners describe fully, price. Address LAND BUYER, box 120 Sun office.

Real Estate.

INTERNATIONAL
COLONIZING COMPANY,
Incorporated under the laws of California. Capital stock, $500,000. Shares, par $10.
OFFICERS.
Wm. F. Dawson, Pres. Matthew C. Moore, Vice-Pres. Henry A. Whiting, Secretary.
Arthur P. Cecil, Jr., Attorney and Counselor. Charles H. Ludwig, Treasurer.
Walter C. Richards, Mgr. Wm. H. Harris, Land Com. 1 Broadway, New York.
BANK OF DEPOSIT—Mills, Fargo & Co., at Broadway.

FERNCLIFF HOTEL, Greenwood Lake, N. Y.
FOR SALE OR TO LET.
This beautiful Hotel, containing 150 rooms, situated on the west bank of GREENWOOD LAKE, 40 miles from New York City, on the Erie Railway.
Elevation 1,000 Feet. Splendid Lake and Mountain Scenery.
THE BEST BASS FISHING SOUTH OF THE ADIRONDACKS.
This is a unique place, having been built regardless of expense, for a club of wealthy men, and has all the modern improvements. Gas in every room. Hot and cold water. Baths and toilets on each floor.
This property consists of main building, Annex Boat House, Billiard Room and Cafe, Office and Waiting Room, Laundry, Barn, Stable, Coachhouse, Engine-house, Ice-house, Bathing-houses, Docks. Fully furnished, with everything requisite to open the house at any moment. Steam launch and large assortment of Boats, Billiard Tables, Shuffle Board, Grand Piano, Horse, Carriage, and other appliances for comfort and amusement.
The hotel is supplied with a never failing spring of pure water running constantly from the mountain. Perfect system of drainage. No swamp or stagnant water. Free from malaria, mosquitoes and flies.
For further particulars, price, terms, etc., inquire at office of
W. H. MARTIN, 71 Broadway.

COLOMBIA, SOUTH AMERICA.
The Cartagena Terminal and Improvement Company, Limited, has a tract of land
(Three Hundred Thousand Acres,)
on the east bank of the Magdalena River, about five hundred miles from the coast. It is about 1,000 feet above the level of the sea, and has a frontage on the river of about 25 miles. Our company has determined to subdivide the same into 20, 40, 80 and 100-acre farms, and sell at $5 per acre, payable $1 per acre cash, and $1 per acre in 1, 2, 3 and 4 years, without interest. The climate, soil and productions are the same as Southern California, to which are added Tropical Fruits, such as Oranges, Lemons, Limes, Grape Fruit, Pine Apples, Grapes, Cocoa, and Rubber Trees, Ginseng Root, Tobacco, &c.
The property will be divided into 20, 40, 80 and 100-acre farms, and sold to the first 500 settlers at $5 per acre, payable $1 per acre cash, and $1 per acre in four equal annual payments.
Without Interest.
Timber.
In addition to the agricultural products mentioned, we have thousands of acres of all varieties of hard woods, such as Mahogany, Lignum Vitae, Oak, Spanish Cedar, Ash, Laurel, Redwood—suitable for cabinet work. Also Cinchona, Copaiva, Sarsaparilla, Cinnamon, Cloves, Arrow Root, Ginger Root and Ginseng Root.
Manufacturing.
We are prepared to assist and encourage any desirable manufacturing business that may seek an opening in our colony. We intend that it shall be an
Industrial Colony
where we will have the following:
Carriage and wagon factory, blacksmith shops, furniture factory, cigar factory, box factory, shoe factory, ice factory, an electric plant, agricultural implement works, iron foundry, mining machinery, flour and grist mill, saw mills, and within a few years other industries will follow.
COLONY IN NEW JERSEY.
You have all heard of the "VINELAND COLONY," on the West Jersey Railroad, Pennsylvania R.R. System. In the course of sixty days, we will place before the public our plan for a
NEW JERSEY COLONY
that will be in many respects similar to the VINELAND COLONY. We have several 20,000 acre tracts offered to us to Colonize in New Jersey, but would be glad to receive other large tracts before we decide which one to operate during this year. We want the best tract in New Jersey immediately on a railroad.
For further particulars, maps and terms, address
W. H. MARTIN,
LAND COMMISSIONER,
Room 1,014. 71 Broadway, New York.
Please mention this Paper when you write to our offices for information about the above lands.

City Real Estate.

Borough of Queens—Sale or Rent.

Borough of Richmond—Sale or Rent.

NEW BRIGHTON, S. I.
Kunhardt reducing, corner Clinton and Prospect sts., to 1 yr. 3 to 5 years lease for $2,500 annually. 14 room, handsomely finished private dwelling, electric light and all modern improvements. Extensive finely shaded grounds, large stable and carriage house, greenhouses, &c. 45 minutes from Battery. For all particulars, photographs, and inspection permit apply
CORNELIUS KOLFF, 50 Broadway.

TO LET OR FOR SALE. Large brick house, suitable for sanitarium, hotel, boarding school, large grounds, steamboat, modern plumbing, convenient to trains, trolleys, bathing, fishing, golf links, all minutes from Battery. CORNELIUS KOLFF, 50 Broadway.

MODERN houses, all parts of Staten Island, to let and for sale. CORNELIUS KOLFF, 50 Broadway.

Real Estate—Out of the City.

Westchester County—Sale or Rent.

WESTCHESTER COUNTY.
FOR SALE, Yonkers Park, half hour from Grand Central Station, modern house, 10 rooms, all improvements, steam heat, stable, price, $8,000, small cash deposit, balance same as rent, worth $6,000. Inquire Mr. Gibson, or write C. H. ADAMS, P. O. box 271 New York city; possession at once.

BRONXVILLE LOTS, near Station, $100 up, week 25; minutes from 42d st. City improvements, no assessments, free building, small monthly payments. CUTTEBURN, 187 East 116th st.

COUNTRY PROPERTIES AT AUCTION by ABRAM HYATT, auctioneer, on March 16, 1901, at Yonkers, Westchester county, one hour out on the Harlem R. R. Write for auction poster. ABRAM HYATT & CO., 305 5th av, corner 42d st.

TO LET, Charles Walsh estate on Throgg's Neck, opposite St. Raymond's cemetery, near West Chester village, house, barn, north, 25 acres, two poultry houses, &c., suitable for poultry, dairy or market gardening. Apply at middle yard on premises.

Miscellaneous—Sale or Rent.

CHOICEST VILLA PLOTS and several NEW COTTAGES, one 6 rooms, one 11 and one 18 rooms, with all modern improvements, best spring water in all houses, gas, shaded streets and within 35 minutes to city. Hall, New York city, in through trains over 3d, 6th and Third elevated, property adjoining railroad, Tolle and, Nos. 4, 6th and 18th sts., Bronx.
P. J. PRICE,
Hall, 3d av and 177th st, New York city.

WANTED, Summer Cottage within 50 miles of Philadelphia on Pennsylvania Railroad, 35 miles from city, low fare, commutation, or very low in price, terms, 3 to 5 $20 per month, suitable for particulars to P. O. Box 678, New York.

TO LEASE, Country real estate, Montclair Heights, for 2 to 3 years, fully decorated house, steam heated, 2 long terms, 3 minutes from station, rent $40. Address A., box 122 Sun office.

Real Estate to Exchange.

PIECE OF BUSINESS PROPERTY, rented to one tenant for several years, willing to exchange for a country place, free and clear. Apply to
JAMES L. HIBBY & SON,
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MORPHINE, OPIUM, LAUDANUM, COCAINE habit, painlessly cured, well, inform you of home practitioner, proved home cure. Mrs. BALDWIN, box 1212 Chicago.

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WILLIAM M. RYAN, Auctioneer,
DESIRABLE APARTMENT,
15 WEST 84TH ST.
BETWEEN CENTRAL PARK WEST AND MAD'N AV.
TERMS VERY LIBERAL.

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LIGHT OFFICES AT $200
A YEAR AND UPWARD.
EVERY MODERN CONVENIENCE.
TEMPLE COURT.
RULAND & WHITING,
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LOFT
UNION SQUARE NORTH,
ADJOINING BROADWAY.
134 FEET DEEP.
Building has entrance on two streets.
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A SIX-STORY FIREPROOF BUILDING,
8 Gold Sts. (Gold Building Lane).
TO LET.
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53D ST., NEAR 8TH AVE.,
4 and factory buildings, 50 feet, adapted for light manufacturing, carriage entrance.
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Four story, with building, reasonable terms.
J. EDGAR LEAYCRAFT & CO.
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LIGHT LOFTS TO LET—Size, 50x100; steam power, electrical facilities, elevator, steam heated; rents cheap. Inquire N. L. MUNRO, 24 Vandewater st., New York city.

THREE LIGHT LOFTS,
2-2-4 East 57th st.
Fireproof building, elevator, power, steam or electric light from three sides, together or separate; low rent.

BUILDING, 250 East 21st st., to let; has been occupied as a carriage factory for over 40 years.
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BUILDINGS, stores, lofts, offices, exceptionally fine list; this and other desirable locations.
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