THE REAL ESTATE MARKET.

MANY TENEMENTS, FLATS AND VACANT LOTS SOLD.

George Abenschein Realizes on a Lexington Avenue Block Front—East Side Block Bought by a Firm of Builders—Good List of Deals in The Bronx.

Although on one or two days this week the number of brokerage transactions fell below the recent daily average, the number for the week as a whole is far in excess of that for the corresponding period last year. Not less than 213 private sales have been reported during the present week, as against 138 a year ago. The increase has been almost wholly in flat and tenement deals and in sales of vacant lots. The flat and tenement transactions reached this week a total of 128. The trading in vacant lots received comparatively little support from builders. It was sustained chiefly by loan operators who expect to resell later on to builders of tenements and middle grade flats.

The number of plans filed for new construction work continues to be extremely meagre in proportion to the volume of speculation in vacant land. It is believed, however, that the amount of construction work will increase rapidly after the close of the current month. A majority of the builders are apparently waiting to see how pending negotiations between the unions and the employers' association will result on May 1, when most of the existing annual labor agreements expire. In spite of the backward condition of the building season, as many new operations have been projected this year as last in Manhattan, while in The Bronx a considerable increase is noted.

Private Sales.

LEXINGTON AVENUE.—George Abendschein has sold the block front on the east side of Lexington avenue, between 109th and 110th streets, comprising two five story flats, on plot 200.10x25.

EDGECOMBE AVENUE.—Hayden & Co. have sold for a client to Fannie Mendelsohn, No. 212 Edgecombe avenue, a three story dwelling, on lot 17.2x irregular.

BRONX.—J. Clarence Davies has sold for Henry Lowenthal the plot, 100x100, on the east side of Fox street, 90 feet north of 167th street.

BRONX.—The Ernst-Cahn Realty Company, in conjunction with Samuel Fine, has sold Nos. 2021 and 2023 Webster avenue, northwest corner of 179th street, two four story flats, on plot 65x100, for Milton Mayer to Morris Epstein.

116TH STREET.—Weisberger & Heine have sold for David Yesky No. 138 West 116th street, a five story double flat, on lot 32x100.

FORTY-FOURTH STREET.—Mrs. Katherine F. Reynard has sold No. 143 West Forty-fourth street, a four story and basement brownstone dwelling, on lot 22.6x100.5, adjoining Hudson Theatre.

FIFTH AVENUE.—Douglas Robinson, Charles S. Brown & Co., have sold for George H. Robinson to a Mr. Childs No. 1056 Fifth avenue, a four story dwelling on lot 19x102.2.

EIGHTY-SECOND STREET.—Julius J. Lyons has sold No. 119 West Eighty-second street, a four story dwelling, on lot 18x102.2.

EIGHTY-FOURTH STREET.—Rosa Kamper has sold No. 237 East Eighty-fourth street, a three-story dwelling, on lot 20x102.2.

EIGHTY-FOURTH STREET.—Rudolph A. Friedenbach and Charles Puerner have sold Nos. 229 and 231 East Eighty-fourth street, two three story dwellings, on plot 43.4x102.2, to a builder for improvements.

RIVINGTON STREET.—S. Steingut has sold for Louis Minsky to Golding & Hillman the block front on the north side of Rivington street, between Ridge and Pitt streets, fronting about 200 feet on Rivington street, by 90 feet on Ridge street and 100 feet on Pitt street. The buyers will build five six story tenements on the plot.

FIFTY-FIRST STREET.—Pease & Elliman have sold for Mrs. Anson W. Hard the lot, 30x100.5, on the north side of Fifty-first street, 150 feet east of Madison avenue, to a client who will erect a high class dwelling for his own occupancy.

NINTH AVENUE.—Herman Arns has sold for Abraham Nelson No. 856 Ninth street, a four story flat, on lot 25.9x70.

EIGHTH AVENUE.—John Friedrich has sold No. 2182 Eighth avenue, a five story double flat, with stores, on lot 25x75.

LEXINGTON AVENUE.—Louis Rosenzweig has sold to Morris Neuman the northeast corner of Lexington avenue and Eighty-seventh street, a five story flat, on plot 100.11x38.

AMSTERDAM AVENUE.—Charles T. Barney has sold to James G. Wallace the northwest corner of Amsterdam avenue and 138th street, a partly erected building, on plot 99.11x100. Mr. Wallace will complete the structure.

FIFTY-SIXTH STREET.—Halperin Diamondston & Lewine have bought from Jacob Rosenthal and another No. 410 West Fifty-sixth street, a five story flat, on lot 25x94. The buyers will make extensive alterations.

115TH STREET.—Morris Haft has bought from Louis Seger No. 10 West 115th street, a five story flat, on lot 25x100.11.

CANNON STREET.—Schmeidler & Bachrach have sold to Max Gold, for improvement the lot, 25x100, at the southwest corner of Cannon and Delancey streets.

CHRYSTIE STREET.—Jacob Berliant has bought No. 232 Chrystie street, southeast corner of Houston street, a six story tenement, on lot 74.3x27.

GRAND STREET.—The State Bank has sold to Nicholas Pappas Nos. 277 and 279 Grand street, two three story buildings, on plot 40x69.6.

111TH STREET.—Emanuel Alexander has sold to Polstein Bros. Nos. 106 to 110 East 111th street, frame buildings, on plot 52.6x100.11.

123D STREET.—Lowenfeld & Prager have sold to J. Klappert for improvement Nos. 176 and 178 East 123d street, old buildings, on plot 41.6x101.10x irregular.

EIGHTY-FIFTH STREET.—Lowenfeld & Prager have bought from John Marger No. 323 East Eighty-fifth street, a five story flat, on lot 25x102.2.

DIVISION STREET.—Hillman & Golding have sold the six story tenement, on plot 58x84x irregular, at the northeast corner of Division and Attorney streets.

CHRYSTIE STREET.—David Cohen has bought Nos. 194 and 196 Chrystie street, old buildings, on plot 37.6x100.

JEFFERSON STREET.—Leader & Bloom have sold the southwest corner of Jefferson and Monroe streets, a six story tenement, of lot 24.6x100, to the Beth Israel Hospital Association, which owns adjoining property.

134TH STREET.—John Cahill has bought the two five story flats, Nos. 226 and 228 West 134th street, on plot 50x99.11.

BRONX.—William S. Patten has sold Nos. 3 and 5 Bowne place.

BRONX.—Lizzie A. Campbell has sold Nos. 547 and 549 East 136th street.

119TH STREET.—Mark F. Healy & Co. have sold for Catherine O'Mear to a client, No. 159 East 119th street, a four story flat on lot 19x100.

116TH STREET.—J. Scott has sold for Anna Kroose, Nos. 224 and 226 West 116th street, two five story apartment houses, with stores, 50x100. They had not been transferred for fourteen years.

FORTY-FOURTH STREET.—E. T. Kingsley of the office of Charles E. Duross has sold for Agnes McGirr to John T. Brook for improvement, the two story building No. 550 West Forty-fourth street, on lot 25x100.

TWENTY-NINTH STREET.—The Frank L. Fisher Company have sold to an investor for the Old Colony Realty Company the seven story manufacturing buildings, Nos. 157, 159 and 161 West Twenty-ninth street, 65x100x114.

JACKSON AVENUE.—The Frank L. Fisher Company have sold the two four story tenements, Nos. 806 and 808 Jackson avenue.

Miscellaneous.

Matt J. Ward & Co. have leased the Avenel Hotel property, at Pleasure Bay, N. J., for a term of years, to Frederick Weber. The same brokers have also leased the Fairfield Hotel, Danbury, Conn., to Rilley & Heyman, and have negotiated a new lease of the Indian River Hotel, Rockledge, Fla., for F. Dwyer for five years to Herbert L. Legg.

The Ruland & Whiting Company has sold for the Brooklyn City Railroad to Sol Kaye, the triangle bounded by Myrtle avenue, Hamburg avenue, and Stanhope street, Brooklyn.

The Stevens estate has leased the four story building, No. 60 Broad street, on lot 34.2x110.4, for ten years, at $10,000 a year, to "Dennett's." The building will be altered for restaurant purposes at a cost of $50,000.

Particulars will be found elsewhere of a trade of the Carnegie Hill Hotel for a Maiden Lane office building.

A report was around yesterday that William Waldorf Astor had bought the southwest corner of Broadway and Seventy-sixth street. Mr. Astor's attorney, Charles A. Peabody, said that he had no knowledge of any such transaction.

Yesterday's Auction Sales.

At 161 Broadway, 12 o'clock. A complete list of auctions scheduled for the ensuing week is printed every Sunday.]

BY PHILIP A. SMYTH.

Crotona avenue, southeast corner of 179th street, 69.3x100.1x28.3x108.7, four story brick tenement and two story brick dwelling; Imogene Austin vs. Charles Hohl et al; due on judgment, $6,181.40; subject to taxes, &c., $832.34; sold subject to three mortgages aggregating $29,400; to Imogene Austin $30,400

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

[The letters q c stand for quit claim deed; b and s, for bargain and sale deed; c a g for deed containing covenant against grantor only.]

Canal st, 528, s s, 20x80; Deborah Herrman to Eliza A Wilcox, rerecorded, mtge $10,000 ..... o c and $100

Cannon st, 97-101, w s, 75x100; Abraham Elterman and ano to Henry Edelmuth, mtge $80,000 ..... o c and 100

Leonard st, 130, s s, runs s 186.3x w 25.1x n 186.7x e 24.10; Catherine O'Brien to New York Life Insurance Co ..... o c and 100

Rivington st, 5, s s, 28.9x99.10x22.6x99.11; William Solomon and ano to Sigmund Schnee, mtge $28,500 ..... o c and 100

Rivington st, s s, 75 w Cluton st, 28x100; Samuel Rubenstein to Jennie Salzberg, mtge $25,750 ..... o c and 100

Stanton st, 182, n s, 26x65.6x25.11x65.6; Abraham I Bleistiff to Morris Mandelskorn, mtgs $24,000 ..... nom

Stanton st, 278-80, n s, 39.9x75; Joseph Bruder to Sam Golding, mtgs $25,000 ..... o c and 100

8th st, 339 E, 19.10x94; Anna M Kaufmann to Pincus Lowenfeld and ano 16,250

Same property; Anna M Kaufmann, exrx, to same 16,250

EAST SIDE.

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

1st av, s e cor 93d st, 25.8x94; William J Taylor to Dennis M Breslin, mtge a $25,000 ..... o c and $100

3d av, w s, 100.11 s 98th st, 25.3x100; Elizabeth A Grunnell, et al, to Annie Shaughnessy 16,500

Same property; Gerard C Hegeman to Annie Shaughnessy, q c ..... nom

Same property; Annie Shaughnessy to Leopold Kaufmann ..... nom

35th st, n s, 150 e Madison av, 25x98.9; City Real Property Investing Company to Almira H Torrey ..... o c and 100

64th st, s s, 192 w 4th av, 20x100.5; N G Roff to Mary L Woodin, mtge $36,000 ..... nom

58th st, s s, 16.15 w Avenue A, 60x100.4; William Forster to Anna Forster, all title ..... nom

83d st, 110 E, 25x102.2; Thomas B Hidden, trustee, to Louis Rabinowitz and ano, mtge $21,000 28,000

89th st, 228 E, 25x100.8; John Schwalkert to Frederick W Gerlich, mtge $14,000 100

90th st, s s, 190 w 3d av, 60x100.8; Robert J Gerstle to Jacob Fleischmanauer and ano, mtge $49,500 ..... o c and 100

90th st, 407-09 E, 50x100.8; 92d st, 304 E, 25x100.8; Susan M Tuthill to Fanny Berkelhamer, mtge $33,000 ..... nom

98th st, s s, 146.8 w 2d av, 78.4x100.9; Abraham Ruth to Max Walther and ano, mtge $9,750 ..... nom

98th st, s s, 96.8 w 2d av, 50x100.9; Abraham Ruth, to Julius S Sandler and ano, mtge $6,500 ..... nom

103d st, s s, 155 w 2d av, 100x100.11; Ambrose K Ely to Samuel Williams and ano, 28,000

108th st, n s, 27 e Park av, 26x74; Edward J O'Gorman, exer, to Arthur F Ruffini, mtge $5,000 11,500

WEST SIDE.

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

West End av, 663, e s, 19x80; Emile J Montigny to Alice M Hirt, mtge $10,000 ..... o c and $100

14th st, 316 W, s s, 25x103.1; John J McBride to William R Hill, mtge $20,000 ..... o c and 100

25th st, 412-14 W, 50x98.9; Herman Schlinger to Alice J Ackerman, ½ part, all title, mtge $18,000 ..... o c and 100

33d st, s s, 249.8 e 9th av, 0.4x98.9; 8th av, w s, 98.9 n 31st st, 0.1x100; Richard U Strong to Pennsylvania, New York and Long Island R R Co, q c ..... nom

Same property; J M Boorman to same, q c ..... nom

33d st, s s, 249.8 e 9th av, 0.4x98.9; 8th av, w s, 98.9 n 31st st, 0.1x100; Mary E Lockwood et al to Pennsylvania, New York and Long Island R R Co, q c ..... nom

Same property; Richard U Strong to same, q c ..... nom

85th st, n s, 285 e 8th av, 23x98.9; Samuel Froehlich to Ludwig Baumann, mtge $10,000 ..... nom

81st st, 302-04 W, 40x100.5; John J Glynn to Michael Neftal; mtge $50,000 ..... nom

55th st, 317 W, 18x100.5; U. S. Trust Co, exer, to John J Cronin 20,000

95th st, 23 W, 20x100.8; Edwin A Howell to Samuel Kahn ..... nom

HARLEM.

(Manhattan Island, north of 110th st.)

Private st, w s, 57.11 s Fort Washington Park, 25x — to highwater mark Hudson River, x — x —; Henry Hachmuth to Ellen Riley, q c ..... nom

2d av, 2304, e s, 26x80; Caroline B Kirk to Julius Berkowitz and ano, mtge $15,000 ..... o c and $100

5th av, e s, 50.5 n 118th st, 101x110; Robert Arnstein to Israel Cohen, ¾ part, mtge $51,500 ..... nom

5th av, e s, 50.5 n 118th st, 101x110; Abraham Ruth to Robert Arnstein, mtges $51,500 ..... nom

5th av, 2232, w s, 24.11x85; William Bogen to D. S Craknor, mtge $16,400 ..... nom

111th st, n s, 183 w 7th av, 17x100.11; Lucy J Whitecombe to Frank Feldman, mtges $12,500 ..... o c and 100

113th st, s s, 235 e 4th av, 19.7x100.11; Thomas Bradburn to Annie F Finnan, mtge $4,000 ..... gift

113th st, 311 E, 20x100.11; Johanna W Watson to Silvestro Dolcico, mtge $6,000 ..... nom

120th st, 52 E, 19x100.11; Samuel Snow to Isaac Sickle, ½ part, mtge $15,000 ..... o c and 100

123d st, 155 W, 20x100.11; Max Marx to John H Scully, mtge $20,000 ..... o c and 100

131st st, n s, 75 w 7th av, runs n 40.11x s 75.8 50x w 100x s 99.11x e 25; Gottlieb M Karpas to Abraham Silverson, mtge $39,100 ..... o c and 100

135th st, s s, 285 e Lenox av, 75x99.11; Samuel L Hyman to Alfred E Hanson ..... o c and 100

137th st, s s, 410 w 5th av, 75x99.11; Realty Operating Co to Barnet Miller and ano, mtge $16,853.92 ..... o c and 100

147th st, 439 W, 22.6x70.11; William H Shaw to Mabel S Cowan ..... nom

BRONX.

(Borough of the Bronx.)

3d av, s s, east ½ lot 575 map Wakefield, 50x114; Hannah Hellmann to Leon Peller Bergen av, 494-98, s e s, 82.4x100.7x75.8x42.2; Josef Frenkel to David Klein, mtge $42,000 ..... o c and $100

Same property; David Klein to Adolph Hollander, mtge $42,000 ..... o c and 100

Same property; Max Klein and ano to same, q c, mtge $42,000 ..... o c and 100

Byron st, w s, lot 71 map 93 lots in South Mount Vernon, 25x100; Edward Breen to Julius Lewine, mtge $1,500 ..... nom

Boston av, lot 72 map Benjamin Richardson, near Kingsbridge; Lawrence Davies to George P Moody, mtge $400 ..... nom

Cambreling av, n s e cor William st, runs n 100x e 105.4x s w 128.4x w 25; George H Robinson to William C Martin 100

Grand av, e s, 25 s North st, 50x100; Andrew J Cormick to Helen R Roberts ..... nom

Jefferson av, n s e cor Wilder av, 50x100; Edward Co A of Edenwald to Margaret Foley ..... nom

Prospect av, e s, 20.9 n Jennings st, 20.8x68.7x19.9x74.8; John Toelberg to Christian Michelsen, mtge $4,000 ..... o c and 100

Teller av, n e cor 168th st, 167.2x167.11x189.7x168.7; Augustus N Morris to Charles H Thornton and ano 15,000

Union av, n e cor 163d st, 71.8x320; Stephen J Egan to Gaines Roberts Co, mtge $29,000 ..... o c and 100

Webster av, n e cor 174th st, 48.5x97.5x40.7x110.5; Charles H Darmstadt to Louis F Darmstadt, mtge $27,000 ..... o c and 100

Westchester av, s w s, lot 115 map Washingtonville, 37.10x132.1; Marion S Lemner to Maria Downey ..... gift

Willow Lane rd, n s, at s cor lot 6 map to Nelson, runs n w 334x — x54.8x s w 337.6x — x54.6, Westchester; William S Bennett, referee, to George H Ehrgott 2,725

7th st, n s, lot 320 map Wakefield, 100x114; Elizabeth A Diller to Joseph Schwartz ..... o c and 100

136th st, 547-49 E, 50x100; Matthew C Quigley, exer, to Isaac Helfer, mtge $28,500 36,300

Same property; Lizzie A Campbell to same, all title, q c ..... nom

Same property; Isaac Helfer to Clara Max and ano, mtge $31,000 ..... nom

153d st, s s, 225 w Courtlandt av, 25x100; Jacob Frank and ano to David Hann, mtge $12,500 ..... o c and 100

Lots 311-12 map Van Nest Park; James W Campbell to Charles Kyrl ..... o c and 50

Lot 89, map 120 lots Daily estate; Hudson P Rose to Amanda Jacobson ..... nom

Lots 353-54, block J, amended map of Manes estate, West Farms; Frederick C Schulze to Claus Wilkins ..... nom

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

[Where no interest is stated read 5 per cent.]

Avenue A, 224 s e cor 14th st; Morris Okun et al to Jonas Well and ano, due April 1, 1905, 6 per cent $22,000

Bedford st, 14, also Bedford st, e s, 58.9 s Downing st; Julius Bachrach to Max Danziger, prior mtge $13,000, due April 1, 1905, 6 per cent 15,000

Broome st, 156; Michael Cohen to Joseph S Simon, collateral, due Dec 15, 1904, 6 per cent 2,500

Cannon st, w s, 275 n Rivington st; Abraham Elterman to George G Kip, 5 yrs 40,000

Cannon st, w s, 312.6 n Rivington st; same to Lilly W Beresford, trustees, 5 yrs 40,000

Hester st, 13-15, n e cor Suffolk st, also 118th st, n s, 160 e 5th av, also West End av, s w cor 88th st, also Madison st, 226, s e cor Jefferson st, also Broome st, 308, n w cor Forsyth st, also Montgomery st, 73-75, s e cor Cherry st; John T Huner to Title Guarantee and Trust Co, one third part, all title, due April 14, 1906, 6 per cent 15,000

Madison st, 139-139½, n e cor Birmingham st, 2-12; Lewis Krulewitch to Ambrose K Ely, 2 yrs 36,000

Morton st, 6; Patrick Sullivan to the Title Insurance Co, 3 yrs, 4½ per cent 2,000

Oak st, 56; Martin Garone to Sarah Lewenthal, 5 yrs 7,000

Park row, 130-32; John Callahan to Lillian B Friedlander, due Sept 21, 1904, 6 per cent, mtge $25,000 2,500

Salzberg to Samuel Rubenstein, prior mtge $25,750, 6 yrs 10,250

Stanton st, 182; Morris Mandelskorn to Abraham I Bleistieff, prior mtge $24,000, due April 15, 1912, 6 per cent 6,500

Stanton st, 182; Abraham I Bleistieff to Henry De F Weekes, due May 1, 1909 24,000

West Washington pl, 66-70; Maria Mitchell and ano to Joseph C Levi as trustee, prior mtge $40,000, 1 yr, 6 per cent 2,000

West Washington pl, 66-70; Maria Mitchell and ano to Joseph C Levi, prior mtge $40,000, 1 yr, 6 per cent 3,000

Same property; same to same, trustee, due Nov 19, 1906, 6 per cent 3,400

8th st, n s, 94.10 w Avenue C; Pincus Lowenfeld and ano to American Mortgage Co, 1 yr 11,000

Same property; same to same, prior mtge $11,000, 1 yr, 6 per cent 2,000

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DIRECT FROM BUILDER—New 3-story double limestone and brick houses; according to new law; 6 rooms and bath; finely decorated; good private neighborhood; 2 blocks from L station; 12-15 per cent. investment. Call and investigate on premises, 181 Decatur st., near Sumner av., Brooklyn; agents commissioned.

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THE BEST 3-STORY AND BASEMENT brownstone dwelling on the Park Slope for $10,750; $2,000 cash. THOMAS ROSECRANS, 315 Seventh av.

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FINE CITY HOUSE, 14 Ocean place; two-story basement brick; $6,500. M. J. BRADLEY, 152 Montague st.

STERLING PLACE—$1,008 rent; price, $14,000; fine double flats. THOMAS PAYNE, 96 Broadway, Manhattan.

A PALACE on the Park Slope, worth $18,000; price, $12,000. GEO. BUTCHER, 1040 Fulton st., Brooklyn.

BARGAINS IN DESIRABLE 26TH WARD LOTS. F. J. PEACOCKE, 29 BROADWAY, N.Y.

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Brooklyn.

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$7,250. BEAUTIFUL FLATBUSH. Worth $9,000. VERY BEAUTIFUL NEW HOUSE. Detached, Frame and Stone. Fine Grounds. ELEGANTLY BUILT. For Gentleman, who left City. Must be Sold QUICK. Will sacrifice. MAKE OFFER. Terms Cash or $1,000 Cash, Rest Mortgage. Contains Large Piazza. Very Handsome Foyer Hall, Parlor, Library. Very Large Dining Room, Kitchen. Laundry off Kitchen. Fine Bedrooms. Elegant Bath. Back Stairs. STEAM HEAT. VERY GRAND LOCATION. Highly Restricted, NEAR Schools, Churches, Stores, "L" Station and Trolleys. 25 Minutes to N. Y. City Hall. All improved and where Houses Cost $8,000 to $25,000. Can be seen Sunday or any day. Take Flatbush Av. Car at Bridge. W. H. GOLDEY, 982 FLATBUSH AV. Corner of Albemarle Road.

DITMAS PARK AND DITMAS PARK WEST.

THE RECORD of these properties for the past year is, MORE THAN FIFTY HOUSES BUILT and MANY PLOTS sold for future operations or investment.

Residences from ..... $7,000 to $20,000
Building Plots ..... $2,000 to $10,000

The ELIGIBILITY of our properties and the QUALITY of our improvements are sufficient reasons for the business we are doing.

Brighton Beach Division of Elevated R. R., Cortelyou Road Station, and take "Board Walk" to Dorchester Road. MANOR REALTY COMPANY, LEWIS H. POUNDS, President, Dorchester Road and East 10th St., Flatbush, Borough of Brooklyn.

DYKER HEIGHTS

Overlooking Lower Bay.

HOUSES, $4,500 to $12,000.

Take 9th Ave., Bay Ridge "L." 40 minutes from Park Row.

WALTER L. JOHNSON, 86[illegible] ... cor 13th Ave., Brooklyn.

Extra Bargain. ADELPHI ST. For Quick Buyer. 3 story and basement; 12 rooms; all improvements; lot 25x12[illegible]; offer wanted; see my agents.

[illegible]KLEY & HORTON, [illegible] 414 Myrtle av., corner Clinton.

SEE SMITH FIRST

For property in East New York. We have several bargains in one and two family houses; well located; on easy terms. Also, some choice plots for builders. Now is the time to buy in this section. Take Lexington av. or Broadway "L" to door.

SMITH'S, 110 VAN SICKLEN AV.

Open Sunday by appointment.

6 NEW 2-FAMILY STONE HOUSES.

Eastern Parkway, cor. Rogers av., nearest location in time to New York; five trolleys and Kings Co. L accessible; elegant hardwood trim throughout; not stained white wood; box stoops, 2 baths; reasonable terms.

G. W. EGBERT, BUILDER.

On Premises, or 126 East 19th st., Flatbush.

DENTIST OR PHYSICIAN.

$5,250 buys large detached dwelling; 10 rooms and bath; open nickel plumbing; hardwood trim; decorated throughout; near new school; Matthews Park; large field for right party; open Sundays. Apply to

PHILIP F. LOHMAN,

Beverley Road and Coney Island Av.

3-STORY B. STONE BOX STOOP HOUSE,

11 rooms and bath, hardwood and cabinet trim; bookcase built in library; new decorations; new chandeliers; open plumbing; cost $12,000 to build; price, $10,000; just the place for doctor or dentist; convenient to three lines of cars; best section Stuyvesant Heights. Apply OWNER, 308 Lewis av., B'klyn.

FOUR-STORY BRICK STEAM-HEATED FLAT, 3-story brick flat, double, with store; beautiful, large Queen Anne residence, with driveway, lawn and large stable; also 2-story frame on Bushwick av. All this property is up to date and situated in the best part of Bushwick and Stuyvesant sections. Owner, WEHR, 1303 Bushwick av., Brooklyn.

INVESTMENT FOR BUTCHERS.

On business section of Flatbush av.; property, including established business; fronting 30 feet, depth 175 feet; price $15,000; building and stone front; great bargain; not to be missed; open Sundays. PHILIP F. LOHMAN,

Beverley Road & Coney Island Av.

$6,750—New departure

in one-family houses; two-story extension stone fronts; hardwood trim; most complete and up-to-date houses in city; open daily. St. John's Place, near Bedford ave. OTTO SINGER, Builder.

BEAUTIFUL FLATBUSH LOTS, $200.

Few higher; closing estate; quarter their value; all improvements; four cars, 20 minutes to Bridge; very easy monthly payments; money advanced to build; paid for same as rent. EDWARDS, 831 Flatbush av., Brooklyn. Open Sundays.

FOR SALE.

FIVE GOOD PHILA. BRICK THREE-FAMILY HOUSES; GOOD NEIGHBORHOOD; ALL RENTED. PRICE RIGHT. INQUIRE OF WEBB'S BROKERS, 16 COURT STREET, BROOKLYN.

DO YOU PAY RENT?

$500 cash, $28 monthly, buys elegant one-family house, 7 rooms; bath, basement front; near "L" and trolley; 5c. fare; $3,800. Inquire 170 Nichols av., or HENRY G. YOUNG, 1162 Liberty av.

BROOKLYN IMPROVEMENT COMPANY.

Factory sites on the Gowanus Canal and Basins for sale or to lease; excellent facilities for handling building materials, coal, oil, etc. Apply at office, Third Ave. and Third St., Brooklyn.

FOR RENT—Large light floor 25x60, in new building connected with foundry, especially adapted for pattern, or machine shop; reasonable rent. UNIVERSAL IRON FOUNDRY, Scholes and Waterbury sts., Borough of Brooklyn, N. Y.

BOROUGH PARK—2-family house; 14 rooms, 2 baths; stable; plot 40x100; suitable for expressman; $5,000. Also 8 room cottage, $4,200; easy terms. BENNECHE, 1555 55th st., Borough Park, or 55 William st., Manhattan.

HOUSE FOR SALE—Four story brownstone; 21 rooms; all modern improvements; in best section of Brooklyn, near Wall st. ferry; a big snap for quick buyer. Address JAMES G. TWISS, 1885 Fulton st., Brooklyn.

JUST WHAT YOU'RE LOOKING FOR—Beautiful 2-family stone dwelling; 12 rooms, 2 baths; newly and handsomely decorated; price, $6,750; don't delay; rare chance. KETCHAM BROTHERS, 129 Ralph av., Brooklyn.

32 MONTGOMERY PLACE.

One of the most charming houses on the Park Slope for sale or to rent; open daily. Inquire on premises, your own broker or P. J. COLLINS, 67 Clermont av., Brooklyn.

FOR SALE—House, 13 rooms and bath; all improvements; on lot 50x100; in best section of Borough Park, Brooklyn; terms to suit; or full particulars, apply to HERBERT REEVES, 55 Liberty Street, New York.

TO RENT OR SALE—Coal yard on Coney Island creek; suitable for other business also; rent low; good chance to start in coal business or for branch. Apply to H. G. BOWNS, 1 Broadway, New York city.

SUBURBAN HOMES—Two story and attic frame Queen Anne; plot 40x100; 7 to 12 rooms and bath; small cash payment, balance monthly. JOHN S. MACGILLIVRAY, 311 7th av., Brooklyn.

BUILDERS, DON'T FAIL TO C.

10 lots, s w corner Hopkins av. and Dorman st; just in line of improvement; only $12,500; assessed at $14,000.

FOR SALE—The most desirable two-story and basement house on 8th av., 1507; best location in Brooklyn; price $6,200; 10 rooms and bath. THOMAS McCANN, 1501 8th av., Brooklyn, owner.

$5,088 RENT; price, $32,000; 24 two story brick houses, downtown, central location; colored tenants; rare bargain. Particulars with THOMAS PAYNE, 96 Broadway, Manhattan.

WANTED for spring list real estate of every description in Brooklyn; buyers waiting; also desirable exchanges to offer. C. H. KARUTZ, 984 Broadway, Brooklyn.

FOR EXCHANGE—LOTS—CORNER PLOT. St. John's place and Brooklyn av.; first class location. JEROME L. BERGEN, 1403 Fulton st., Brooklyn.

$5,100 — 3-STORY BRICK 3-FAMILY HOUSES. CLAUS DOSCHER, CITY LINE TRAIN, VAN SICKLEN AV. STATION.

PIANOS AND ORGANS. | PIANOS AND ORGANS.

REMOVAL SALE

All street obstructions corner of 14th Street and Union Square, caused by the building of the Underground Rapid Transit having been removed, we have decided to reunite our Retail Piano Departments at our old headquarters at Steinway Hall, 109 East 14th Street, and on May 1 we shall therefore vacate our branch warerooms at the Windsor Arcade, corner of 46th Street and 5th Ave., maintained only temporarily for the convenience of our patrons. In order to facilitate this removal the public is offered an exceptional opportunity during this month to purchase at the Windsor Arcade new Steinway pianos and other makes at

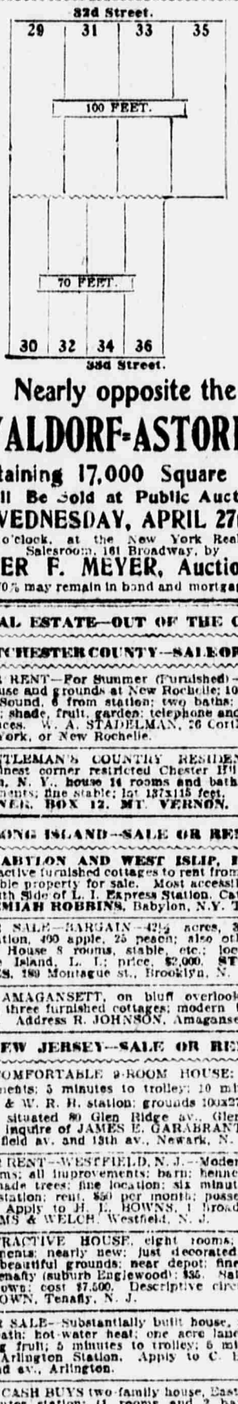
Special Prices

New Steinway Pianos from $500 Upwards.
New Other Makes from $225 Upwards.

This is the greatest chance in years for intending purchasers to obtain a Steinway piano at lowest rates, and not only will full market values be allowed for used pianos offered in exchange but time payments can also be arranged if it is not convenient to pay all cash.

STEINWAY & SONS

REAL ESTATE AT AUCTION.



Nearly opposite the

WALDORF-ASTORIA,

Containing 17,000 Square Feet, Will Be Sold at Public Auction, WEDNESDAY, APRIL 27th, at 12 o'clock, at the New York Real Estate Salesroom, 161 Broadway, by

PETER F. MEYER, Auctioneer.

70% may remain in bond and mortgage.

REAL ESTATE—OUT OF THE CITY.

WESTCHESTER COUNTY—SALE OR RENT.

FOR RENT—For Summer (Furn