THE REAL ESTATE MARKET.

SEASONABLE ACTIVITY SHOWN BY UPTOWN PROPERTY.

Bathgate Avenue Corner Purchased by Builders for Improvement With Six Story Flats—Samuel Strasbourger Takes Profit on Harlem Dwellings.

A fair amount of business was transacted yesterday in the brokerage branch of the market. It was chiefly professional, and consisted to some extent of exchanges of equities between operators. Several uptown plots containing old private houses were sold, evidently for improvement with six story flats. Modern flats and tenements figured prominently in the dealing. The Bronx was well represented, the activity there being principally in vacant land. In Manhattan few transactions were reported outside of Harlem and the East Side. No business was done in the Broadway salesroom. To-day's auction schedule includes an offering of 114 lots in The Bronx at White Plains avenue and 205th street, by James L. Wells.

Private Sales.

NINETEENTH STREET.—Van Vliet & Place have sold for Ernest A. Stellen No. 450 West Nineteenth street, a five story tenement on lot 25x184, running through to No. 453 West Eighteenth street. A private dwelling at No. 209 Cumberland street, Brooklyn, was given in exchange.

132D STREET.—Abraham Joachim has sold for Commissioner Samuel Strasbourger Nos. 53 and 55 West 132d street, two three story and basement dwellings on plot 33.4x99.11.

128TH STREET.—Abraham Joachim has sold for Commissioner Samuel Strasbourger Nos. 64, 66 and 68 East 128th street, three three story frame dwellings on plot 56x99.11.

143D STREET.—Isaac and Henry Mayer have sold three of a row of six story flats, each on lot 37.6x99.11, which they are erecting on the north side of 143d street 100 feet east of Eighth avenue.

NINETIETH STREET.—Max Marx has sold to Joseph Wermert, through Frederick A. Carll, No. 118 West Ninetieth street, a five story flat, on lot 26.6x100.8.

FIRST AVENUE.—Joseph Roberts has bought from Mary Effinger through John Kehoe No. 2306 First avenue, a five story flat, with stores, on lot 25.8x94.

NINETY-EIGHTH STREET.—Max Rosenbaum has sold to Siegel & Harris and Sanders & Gold No. 232 East Ninety-eighth street, a six story flat, on plot 50x100.8, between Second and Third avenues, for about $75,000.

FIFTY-SECOND STREET.—William A. Havanagh, in conjunction with Worthington Scott, has sold for Mrs. Julia W. Sanborn No. 513 West Fifty-second street, a five story tenement on lot 25x100.5.

ALLEN STREET.—L. Klinger & Co. have sold for a client No. 198 Allen street, a six story tenement, on lot 25x87.6.

SIXTH STREET.—L. Klinger & Co., in conjunction with A. Satzman, have sold for Libenthal Bros. Nos. 538 and 540 East Sixth street, two six story tenements, on plot 46x97x irregular.

EIGHTH STREET.—Louis Minsky has sold to Meyer Lefkowitz No. 828 East Eighth street, a six story tenement, on lot 21.9x97.6.

ELTON AVENUE.—Louis Lese has bought through J. Schaefer from Julius C. Hegeman the southwest corner of Elton avenue and 158th street, frame buildings, on plot 80x100.

BATHGATE AVENUE.—Williams & Grodzinsky and Isaac Haft have bought from Ferdinand C. Barnman through M. Leitner the southwest corner of Bathgate avenue and 172d street, a plot 110x44. The buyers will erect a six story flat.

TILDEN AVENUE.—Rosa Tolner has sold to Ross Greenstein a plot of four lots at the southeast corner of Tilden avenue and 216th street.

211TH STREET.—Paul Chermak has bought a plot, 52x115, on the north side of 211th street, east of White Plains avenue.

CARLISLE PLACE.—Sarah Fenstman has bought a lot on the south side of Carlisle place east of White Plains avenue.

RANDEL STREET.—Morris C. Cohen has bought a plot 50x150 on the south side of Randel street east of White Plains avenue.

Miscellaneous.

G. Cariuni & Co. have leased for Schmeidler & Bachrach the five story tenement No. 34 West Fifty-seventh street to Vincenzo Lagana.

Heil & Stern have leased for J. S. Simon the entire four lofts, containing 35,000 square feet, in building Nos. 15 and 19 East Fourth street, corner of Lafayette place, for a term of years, at a total rental of $40,000.; for Messrs. H. Richter's Sons, 20,000 feet of space in buildings Nos. 627 and 629 Broanway, at an aggregate rental of $24,000; and also for J. C. Lyons Building and Operating Company, two entire floors in building Nos. 18 to 22 West Eighteenth street, comprising 30,000 feet of space, for a term of years, at a total rental of $50,000.

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; r s g, for deed containing covenant against grantor on by.)

Beekman st, 76, n e s, 25x101; Katherine D Harnet, devisee, to Richard H Greene.....o c and $100
Canal st, 431, n s, 26.6x128.1ixirreg; Felix Krupp to Edmund D Randolph et al, mtge $17,500.....o c and 16,000
Gouverneur st, 58, 25x99.10; Louis Edelson to Morris Levy and ano, mtge $22,000..... nom

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

East End av, w s, 76.8 n 82d st, 25.8x98; Julius E Beck to Jacob Mendel, mtge $14,000.....o c and $100
2d av, w s, 74 s 29th st, 24.8x72; John T Bauer et al to Adolph H Bauer, mtge $9,5.0..... 20,000
2d av, w s, 49.4 s 29th st, 24.8x60x27.4x82; John T Bauer et al, excrs, to Adolph H Bauer, mtge $13,000..... 20,000
3d av, 1805, e s, 26x100; Harry Wittenberg et al to Emma Shretski, mtge $22,500..o c and 100
4th av, n e cor 23d st, 98.9x75; 23d st, n e s, 75 x e 4th av, 20x98.9; Joseph A Cozzino and ano to James M Horton et al, mtge $40,000.....o c and
28th st, s s, 223.6 e Park av, 14x98.9; Frank D Arthur, referee, to Frederick K Trowbridge 22,700
71st st, as, 100 e 2d av, 25x100.5; Moritz Beckman to Josef Saxl..... nom
97th st, 217 E, 24.6x100.11; Abraham Kurz and ano to George Laubentracht, mtge $19,850..... nom
101st st, n s, 80 e Lexington av, 240x100.11; Frieda Hart to Samuel Mitchell, mtges $44,000..... nom
102d st, 217 E, 25x100.11; Fannie Esterman to Louis Sidorsky..... nom
109th st, 322 E, 25x100; HarrisLevy toGiuseppe Vito and ano, mtge $15,000.....o c and 100

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

West End av, n e cor 87th st, 22.8x100; Andrew F Gilsey et al to Bessie B Clay, mtge $36,000.....o c and 100
46th st, n s, 321.2 w 8th av, 16.8x100.5; George Zucker to Herman J Jaeger, mtge $10,000.....o c and 100
47th st, 37 W, 28x100.5; Trustees of Columbia College to Ellen D B Brown, o and 100
60th st, 5 W, 20x100.5; Gustav H Gossler to Frank Wolf, mtge $28,000.....o c and 100
Same property; Frank Wolf to Blanche Wolf, mtge $28,000..... nom
90th st, 115 W, 26.8x100.8; Frederick Strohmeier to Nicholas J Grifith, mtge $16,500.....o c and 100

HARLEM.
(Manhattan Island, north of 110th st.)

Grand Boulevard, w s, 99.1 n 164th st, runs w 76.4x irr 30x e 84.2x n 50.5x e 34.5x s 70; William Noble to Martha Dowe..... nom
Lenox av, 434, e s, 16.7x85; Hatie Y Rosenthal to Marcus Rosenthal, mtge $11,500..... nom
117th st, 146 W, 25x100.11; Louis J Jacoves to Bella Goldsmith, mtge $24,000.....o and $100
121st st, n s, 380 w Lenox av, 20x100.11; Edward S Clinch to Henrietta D Beaver, mtge $14,000..... 100
125th st, s s, 90 e 4th av, 50x100.11; Joseph A Cozzino et al to James M Horton..... 100
134th st, n s, 90 e Park av, 25x100.11; same to same..... 100
134th st, s s, 215 e Park av, 50x100; James M Horton et al to Harry C Horton..... 100
135th st, s s, 224 e 7th av, 26x201.10; Joseph A Cozzino et al to James M Horton..... 100

BRONX.
(Borough of The Bronx.)

Brook av, e s, 73.4 s 170th st, 24.4x100; Gilbert M Speir, referee, to Robert S Reid..... $9,000
Same property; Robert S Reid to Louis Solomon.....o c and 100
Eastern Boulevard, begins at s w cor lands Valentine Stevens, runs to land Ferris and to Willow lane, &c, contains 11 acres 1 rood and 4 perches, West Chester; Maurice Dillon, referee, to Daniel Buhre and ano..... 16,500
Elm pl, 12, e s, 25.5x78.10x25x79.7; Hibbert B Roach to John J O'Reilly, mtge $4,000.....o c and 100
Fordham av, n w cor 176th st, runs e 2.8x n 80x w 2.7x s 80; Mary E Thomas to Simon Adler and ano, q c..... 26
Same property; Theodore C Bacon to same, q c..... nom
Same property; Augustus P McGraw to same, q c..... nom
Same property; Lidie R McGraw, et al, to same, q c..... nom
Kirkside av, e s, 25.7x l n Kingsbridge rd, 75x irr 115.1x75x117.6; Minnie Woodruff to John M Binzegis.....o c and 100
Morris av, e s, 50 s 153d st, 25x70.3; Ann Newett to Ann Miller..... 4,150
Morris Park av, n s, 199.6 e Unionport rd, 38x100; Emanuel Freund to John W Moore, mtge $500..... nom
Pilot av, n s, 313 e Main st, runs e ..... to Long Island Sound x s — x w x n— to beginning, City Island; Hannah A Carll, et al, execrs, to Robert Jacob, q c..... 100
Prospect av, w s, 24 s Lafayette st, 22x90; Emma W Turner to Archibald Hamilton, mtge $1,000..... nom
St Ann's av, 684-86, e s, 52x90; David Greenfeld to Louis Levy and ano, mtges $20,000.....o c and 100
Samuel st, s w s, lot 222, map East Tremont, 75x133; Mahlon S Kemmerer to Adam Boeeber..... 6,000
Tinton av, e s, 178.8 n 175th st, 17.9x75.2; Knickerbocker Building Loan Co to Peter G Thoretz..... 5,350
Washington av, 948 e s, 25x80.7x25x80.5; Joseph Levin, et al, to Margaret Starr..... nom
Webster av, s e cor 203d st, 50x110; William G Watt to Suburban Land Improvement Co, mtge $2,500..... 6,000
Willis av, w s, 50 s 145th st, 25x92x irr; Andrew J Selz to William B Craft, mtge $6,500..... nom
158th st, 676 E, 25x100; Bertha Eckert to John Sommer.....o c and 100
Lot 24, map 65 lots Oak Tree plot, Tremont; Annie Lundholm to Tommaso Giordano. nom

Recorded Mortgages.

DOWNTOWN.
(South of Fourteenth st.)

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

Beekman st, 76; Richard H Greene to Title Guarantee and Trust Co, due —..... $10,000
Gouverneur st, 58; Morris Levy and ano to Louis Edelson, 2 yrs..... 1,000
Greene st, 263; Fernando R Walker to George W Millar, leasehold, 1 yr, 6 per cent..... 2,000
Stanton st, s w cor Goerck st; Harris Marau and ano to American Mortgage Co, 1 yr.. $2,000
Same property; same to same, prior mtge $32,000, 1 yr, 6 per cent..... 4,000
Thompson st, 216; Nathan Kirsh and ano to Elizabeth C McQuade, 5 yrs..... 28,000
14th st, 133 W; Bridget Kelly to Michael P Riley, 3 yrs, 6 per cent..... 7,500

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

East End av, w s, 76.8 n 82d st; Jacob Mandel to Julius E Beck, prior mtge $14,000, 5 yrs, 6 per cent..... $3,500
2d av, w s, 49.4 s 29th st; Adolph H Bauer to Charles Dorn and ano, 3 yrs, 4½ per cent 16,000
2d av, w s, 74 s 29th st; same to same, 3 yrs, 4½ per cent..... 7,000
45th st, 14 E; Thomas B Hidden to Frederic de P Foster, 2 yrs, 4½ per cent..... 40,000
45th st, s s, 95 w Madison av; Thomas B Hidden to New York Savings Bank, due Dec 1, 1906, 4½ per cent..... 40,000
88th st, 208 E; Teresa Milleg to Equitable Life Assurance Society, due Jan 1, 1906, 4½ per cent..... 9,000
71st st, s s, 100 e 2d av; Josef Saxl to Lawyers' Title Insurance Co, 5 yrs..... 10,000
101st st, n s, 80 e Lexington av; Samuel Mitchell to Joseph Rosenzweig, 1 yr, 6 per cent..... 20,000
101st st, 52 E; Hyman Goldstein et al to P Cordelia Farley, prior mtge $16,000, due Aug 23, 1906, 6 per cent..... 4,000
106th st, 312 E; Hubert Madden and wife to Title Guarantee and Trust Co, due —..... 8,000
109th st, 322 E; Giuseppe Vito and ano to Harris Levy, prior mtge $15,000, installs, 6 per cent..... 2,500

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

Broadway, c s, 58.4 s 84th st; Gertrude M Phillips to Isabella Freedman, 3 yrs..... $10,000
West End av, n e cor 87th st; Bessie B Clay to Frederick C Gilsey, prior mtge $36,000, due Dec 14, 1906..... 7,000
43d st, n s, 235 E 11th av; Frank Platzer and wife to Joseph Rueth, 1 yr, 6 per cent..... 1,500
47th st, 37 W; Ellen D B Brown to trustees of Columbia College, due Aug. 1, 1907, 4½ per cent..... 46,500

HARLEM.
(Manhattan Island, north of 110th st.)

Mount Morris av, 2; John D Wright to Philip Willner, mtge $22,000, 6 yrs..... $6,000
2d av, 2286; Jacques Ellner to Pincus Lowenfeld and ano, prior mtge $15,000, installs, 6 per cent..... 5,500
2d av, w s, 100.11 s 122d st; Jacob Beyerle to Rufus C Maltby, leasehold, 3 yrs, 6 per cent..... 6,000
112th st, s s, 200 w 7th av; Edward Hallahan and ano to Emigrant Industrial Savings Bank, 1 yr, 4½ per cent..... 60,000
129th st, 110-12 W; Otto F Meeske to Seymour Realty Co, 3 yrs, 4½ per cent, 2 mtgs, each. 20,500
Same property; same to Louis Haupt, prior mtge $41,000, due Nov. 1, 1904..... 5,500
132d st, 552 W; Samuel Seff to Henry Greschen and ano, excrs, prior mtge $17,000, 4 yrs.. 4,000

BRONX.
(Borough of The Bronx.)

8d av, w s, 149.8 s 167th st; Frank D Cook to Irving Savings Institution, 1 yr, 4½ per cent..... $1,000
Arthur av, w s, 89.7 s 187th st; Maria A Germano and ano to John Bussing, Jr, installs, 6 per cent..... 9,000
Brook av, e s, 73.4 s 170th st; Louis Solomon to Eckley H Stearns, 3 yrs..... 8,000
Decatur av, e s, 163.4 s 205th st; Annie M J Muller to Margaret A Demarest, 3 yrs..... 3,200
Grand av, s e cor 183d st; John Tule to Title Guarantee and Trust Co, 1 yr, 6 per cent..... 30,000
Kirkside av, e s, 207.1 n Kingsbridge road; Minnie Woodruff to Kate A Marsteller, 3 yrs..... 4,000
Madison av, s e s, 160 s w Bathgate pl; Regina Tape and ano to Henry H Barnard, due Oct 2, 1904..... 600
Grand Boulevard and Concourse, w s, 99.1 n 164th st; Martha Dowe to Model Building and Loan Association of Mott Haven, installs..... 2,750
Prospect av, w s, 24 s Lafayette st; Archibald Hamilton to Emma W Turner, 3 yrs..... 1,000
St Ann's av, 684-686; Louis Levy and ano to David Greenfeld, installs, 6 per cent 8,250
Tinton av, e s, 178.8n 165th st; Peter G Thoretz to Knickerbocker Building and Loan Co, installs, 6 per cent..... 850

Mechanics' Liens.

Irving pl, 17; James Calceterra vs Henry Hackenbruch..... $496
101st st, 250 E; Israel Packer vs Kallman Cohen and ano..... 55
25th st, 107-13 W; Berry B Simons and ano vs James Quinn..... 1,801
51st st, 40-44 E; James R Johnston vs Joseph A Farley Construction Co..... 812
40th st, s s, 151 e 6th av, 18.6x98.9; James O'Brien vs Margaret L Schultz et al..... 1,536

Lis Pendens.

Washington av, e s, whole front between 158th and 159th sts, 352.11x230; Burton W Gibson vs Louisa M Stanton et al; partition; P K Deane, atty.
Sullivan st, 60, 62 and 62½; Michael Contard and ano vs Harris Packman and ano; specific performance; Siebner & P, attys.
202d st, n s, 464.4 w Williamsbridge road, 25x100; Matthew Gleason vs Margaret A Clare and ano; to declare deed void, &c; N J O'Connell, atty.

Foreclosure Suits.

19th st, n s, 225 e 6th av, 19.1x92; Cornelia S Merillon vs William K Everdel, et al; Coudert Bros, attys.
18th st, n s, 88 w Av C, 27.6x103.3; American Mortgage Co vs Cassie Muldoon et al; Bowers & S, attys.
114th st, s s, 100.1 w 2d av, 21x100.11; Paul Spencer vs Julia Marx et al; Man & M, attys.
55th st, 538 W; William H Ross vs Emma Crociolla et al; J Rosenzweig, atty.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

Broadway and 79th st, n e cor, four story offices and store; Robert E Dowling, 332 W 83d st, owner; J H Duncan, 208 5th av, architect; cost..... $35,000
200th st, n s, 100 w 9th av; one story carpet cleaning factory; Schmalzi Brothers, 1731 Amsterdam av, owners; Charles Leyersohn, 46 W 128th st, architect; cost..... 1,500

BOROUGH OF THE BRONX.

Classon Point rd, e s, 6,600 s Westchester av, one story dwelling; Mrs Anna Schmidt, premises, owner; B Ebeling, West Farms rd, architect; cost..... $2,000
Grace av, e s, 25 n Rose pl; two story dwelling; Dominia & Joseph Planti, 90 East End av, owners; same architect; cost..... 4,000
Giles pl, w s, 50 n Cannon pl; two and a half story dwelling; J C Martin, 1 Broadway, owner; A F Leight, 21 State st, architect; cost..... 4,000
Grant av, w s, 100 s John st; one story barn; Rufus C Morrison, premises, owner; Longin P Fries, Eastchester rd, architect; cost..... 200
Prospect av, e s, 277 n 181st st; one and a half story stable; Russell Realty and Improvement Co, Cedar av, owner; J J Vreeland, 2026 Jerome av, architect; cost..... 500
Bathgate av, w s, 308 n 178 h st; two five story and basement flats; Ury Goodman, 1040 Clay av, owner; A E Badt, 1 Union Square, architect; cost..... 70,000
South Chestnut Drive, s s, 100 e North Chestnut Drive, Bronxwood; two and a half story dwelling; Charles A Hall and Emma L Schermer, White Plains rd and 11th st, owners; George P Crozer, Williamsbridge, architect; cost..... 3,000
Garfield st, w s, 225 s Columbus av; five two story dwellings; Elizabeth Smithson, Garfield st, Van Nest, owner; J Melville Laurence, Wakefield, architect; cost..... 17,500

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.
[Items under $5,000 omitted.]

Vesey st, 53; five story lofts and store; Sanganlor Dining Hall Co, 253 Broadway, owner; Edwin Wilbur, 120 Liberty st, architect; cost..... $10,000

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THE SECOND FLAT AT 584 LEXINGTON AV.; lately used for tailor-made dresses. ROBT. L. BROWN, 20 Nassau st.

THE FIRST FLOOR AT 414 4TH AV.; suitable for a tailor, dressmaker, coiffure, etc. ROBT. L. BROWN 20 Nassau st.

NEW SEVEN STORY FIREPROOF BUILDING, 25x100; lease, $3,500. DUROSS 155 WEST 14TH.

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WILL TAKE UP ANY GOOD MORTGAGE at lower rate. Address G. M. HUBBARD, 150 Nassau st.

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43D ST., 13 EAST (opposite Hotel Manhattan)—Newly decorated room; private bath; hall room; telephone.

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44TH ST., 212 WEST—Fine large rooms; all conveniences; private family; refined surroundings; gentlemen.

135TH ST., 245 WEST—2 rooms for single men; all conveniences; rates, $2.50 per week; $3 with breakfast; references.

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Half Hour from Herald Square.
IN THE NEW TOWN SITE
of 2,000 lots, with macadam boulevards, water, gas and cement sidewalks, at
EAST ELMHURST, LONG ISLAND,
the prettiest, healthiest, highest and nearest shore front property in New York City, on Picturesque Flushing Bay. Fishing, Bathing, Boating for all lot owners, as each purchaser has shore front privileges. Contract just awarded for 200-foot pier. Lots from $200 upward on monthly installments, worth three times prices asked to-day; will bring seven times these prices on completion of bridges and tunnels now building.
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897 MANHATTAN AVE., BROOKLYN.
A Few Good Agents Can Secure Employment.

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Pay it to yourself, and in 6 2-3 years, at a rent of $9.43 a month, on an investment of $500, you can own a fine home and have rent free thereafter in one of the healthiest parts of Brooklyn. Write for particulars to
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or call at buildings, 16th av. and 68th st., Borough Park.
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$500 DOWN
Will buy a 9 room house at
HOMECREST.
All improvements, open nickel plumbing; price $4,500, only two left of a large operation. Address
WILLIAM OPPENHEIM,
21 East Fourteenth St., New York City.

Price $4,800 Beautiful Detached Flatbush Cost $5,500. Will Sacrifice. Make Offer.
Terms $500 cash, balance same as rent; new, handsome 8 room cottage; reception hall; trim in oak and birch throughout; decorated; open plumbing; pot 40x100; on handsome wide avenue; restricted section. GERMANIA R. E. CO., 1564 Flatbush av., junction of Nostrand av.; call any day.

BUILDING LOTS.
Do you intend building a home or buying lots? If so, why not visit PHILLIPS GROVE to-morrow? It is situated at Coney Island av. and Avenue N; all improvements; cement sidewalks, full grown shade trees on every lot; 35 minutes to N. Y., 5 cent fare; you can buy for cash or on easy terms. Call or write me for particulars. LOUIS A. KLENCKE agent on property.

FOOLISH PEOPLE, WHY BUY
'way out? See beautiful Flatbush; the centre of Brooklyn; Park and cars close; choice lots, $250 each; closing estate; monthly payments if desired; splendid neighborhood; will build your house; rent pays it off. Investigate this unparalleled offer. EDWARDS, 548 Flatbush av., Brooklyn.

$3,750—New departure one family houses, two story and extension, stone fronts; entirely new ideas; only few left; 30 built in last six months; elegant neighborhood; cannot positively be duplicated for same money. St. John's pl., near Bedford av. OTTO SINGER, Builder.

$7,800—Two family houses, stone fronts, two story and basement; most complete for price in Greater City of New York. Sterling pl., near Bedford av. OTTO SINGER, Builder.

INVESTMENT—Rent, $516 yearly; price, $4,200; three-family frame; lot, 25x100, with rear house; snap; investigate. KETCHAM BROS., 129 Ralph av., Brooklyn.

NEAR OFFICE, ACTUAL BARGAIN—Three story single frame flat, rented entirely too low, $48; price $4,950. FRIDAY, JR., 838 Gates av., near Reid, Brooklyn.

McDONOUGH ST., near Reid—Built by Clayton; two-family, completed; bargain. GOODWIN, 1504 Broadway, Brooklyn.

I WILL PREPARE your building plans. Sketches submitted free. GEO. HITCHINGS, architect, 1031 Beverly road, Brooklyn.

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1166 Pacific st., near Bedford av.; one of the finest apartments in the city; all light rooms, steam heat guaranteed; electric light; hot water supply; servants' toilet; tiled bath; gas range; complete with all modern improvements; rent, $50. Apply to janitor on premises or of JOHN J. MAGILLIGAN, 56 Berkeley place.

24 PLAZA STREET, 703-707 VANDERBILT AVENUE, 256 STERLING PLACE — A few very desirable apartments; all improvements; steam heat; hot water; tiled bath; gas ranges; hardwood floors; beautifully decorated; 3 rooms and bath; resident janitor; price, $37.50 to $65 per month. Apply to Janitor, 256 Sterling place. Telephone 541 Prospect or THE CORD MEYER CO., 62 William st. N. Y. Telephone 1961 John.

HIGH CLASS APARTMENTS.
New, 4 large rooms and two baths; decorated; each apartment 32 feet wide and 102 feet deep; most complete in every detail; rent $720 to $960 year. Park Place and Nostrand Av., Brooklyn.
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Sixteen New American Basement Dwellings
Absolutely Fireproof
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These houses are ready for inspection.
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APARTMENT HOTEL,
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American plan.
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ABOVE 14TH ST., WEST SIDE.
WINDERMERE and EARLSWOOD COURT,
127th St. and 128th St.,
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New 6-story high class Apartment House.
4, 5, and 6 Rooms.
Rent, $25 to $60.
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4, 5 AND 6 ROOMS AND BATH.
The most accessible apartment house in the city; cars at the door; transfer everywhere; one minute to "L" station; three minutes to subway. Apply to owners on premises.

THE NAVARRE,
244 W. 99TH ST (COR. B'WAY).
6 rooms and bath.....$55 to $60
7 rooms and bath (corner)..... 75
8 rooms and bath..... 80
Elevator, all night service.
GIBBS & KIRBY, AGENTS, B'WAY & 103D ST.

HOTELS—CITY.

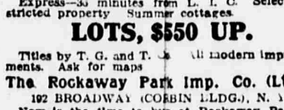
THE HANOVER, 2 East 15th St.
To rent by the year, season or shorter time, commodious apartments, furnished and unfurnished, from September 1st; now open for inspection; table American plan.
D. P. HATHAWAY.

REAL ESTATE—OUT OF THE CITY.

WESTCHESTER COUNTY—SALE OR RENT.

SACRIFICE.
Beautiful home, Pocantico Hills, Westchester county, twenty-three miles from city; fine house, twelve rooms; all modern improvements; one acre land; price $16,000 cash. Write or telephone.
LA FAR, 30 Broad st.

LONG ISLAND—SALE OR RENT.



Express—35 minutes from L. I. C. Select restricted property. Summer cottages.
LOTS, $550 UP.
Titles by T. G. and T. Co. All modern improvements. Ask for maps.
The Rockaway Park Imp. Co. (Ltd.),
192 BROADWAY (CORBIN BLDG.), N. Y.
Now is the time to buy at Rockaway Park.

NEW JERSEY—SALE OR RENT.

$100 CASH, $17 monthly, buys two-family house, East Orange; eleven rooms; two bathrooms; price, $3,200. SHIPMAN, Three Maiden lane.

GEORGE W. SHERMAN,
Real Estate, Little Falls, N. J.

MISCELLANEOUS.

FARM BARGAINS, Litchfield County, Conn., and Berkshire County, Mass.—50 farms, 15 acres to 600 acres, $400 to $10,000; write for list. J. K. SMITH, Station A, Winsted, Conn.

FOR SALE—Fruit farm, five acres, Grimsby, Ontario; fully stocked; available October. Apply box 95, Post Office Grimsby, or owner's residence.

COUNTRY REAL ESTATE—SALE OR RENT.

$650 BUYS 6-ROOM COTTAGE, 4 miles from New York, 2 railroads and trolleys; $100 down, balance $7 monthly. Call JEWELER, 558 Hudson st., near 11th. Also evenings.

REAL ESTATE WANTED.

WANTED—Vacant houses, flats, for waiting clients; owners send particulars. DUROSS, 155 WEST 14TH ST.

APARTMENTS TO LET—FURNISHED.

ABOVE 14TH ST., EAST SIDE.
32D STREET, 16 EAST.
BACHELORS; PHYSICIANS.
High class, exclusive house; remodeled and renovated throughout; bachelor apartment; single room; choice parlor suite, suitable physician; every modern convenience.

BUSINESS CHANCES.

$15,000—There is a very good opening for party with that amount to invest in large, high-class wood manufacturing business, with nicely equipped plant, located close to Philadelphia, Pa.; liberal inducements offered. Apply to
McDONALD-WIGGINS CO. 257 Broadway.

PATENT coin mat and very attractive advertising medium; stands alone in its line; price for patents, &c., $1,200. Apply to
McDONALD-WIGGINS CO., 257 Broadway.

PAINT STORE—The finest business of its kind in large New Jersey town, can be bought for $4,500. Particulars at
McDONALD-WIGGINS CO. 257 Broadway.

HOTEL containing 35 rooms, all nicely furnished, located about 30 miles from New York City, doing splendid business; owner desires to get out of that line of business; will sell for about $16,000. Apply to
McDONALD-WIGGINS CO., 257 Broadway.

$1,000 LOAN required in an established retail fur business, this city; liberal interest; best of references furnished. Apply to
McDONALD-WIGGINS CO., 257 Broadway.

$3,000 WILL secure half interest, latest improved picture hanger; this is the most practical one ever invented and a money maker.
McDONALD-WIGGINS CO., 257 Broadway.

DRUG STORE—In Hudson county, N. Y.; proprietor, who has owned it 24 years, wishes to sell on account of ill health; good business. Apply to GEO. HOFFMAN, Garden and 5th sts., Hoboken, N. J.

PORTRAITS painted from life; have your child sit; will be portraits and works of art; $25 if 6 orders can be secured. Address M. L., box 117 Sun uptown, 1293 Broadway.

INVESTORS—Buy treasury stock in a working mine at 4 cents per share. BENDER BROS., Canton, Ohio.

PIANOS AND ORGANS.

All Cars Transfer To Bloomingdale's
Lex. To 3rd Ave. 59th To 60th St.
Last Week of This, the Greatest of All Piano Offers
Here's your chance to
Secure a Piano At $1 a Week

Piano Within the Reach of Everybody
in this wonderfully advantageous piano sale. Don't put off selecting a piano another day.
We are offering the renowned
Harmony, Walters, Richardson and Baby Walters Pianos
At $195
on terms of
$5 Down and $1 a Week
A piano will be delivered to your home on payment of $5 and no interest charged for time taken in making payments.
These pianos are renowned for their tone-lasting, resonant singing qualities.
They are far superior to instruments offered by other dealers at from $300 to $400 each. You therefore save all the way from $100 to $200, besides obtaining one of the best pianos made, on liberal terms of $1 a week.
You can't miss $1 a week, which is less than 15c a day,
and you will secure one of the best pianos ever built for our asking price.
It is an opportunity to secure a handsome parlor upright piano at about
Half Its Value,
so don't let this chance slip by. Every piano we sell is
Built to Last a Lifetime.
As there were only 200 pianos in this lot to start with, and orders must be booked in rotation, we advise early selection.
With every piano sold we give free of charge a stool and cover.
Upon request our representative will be pleased to call on you giving full particulars.
BLOOMINGDALE BROS.,
Lex. to 3d Ave., 59th to 60th St.

BARGAIN—Handsome upright piano, almost new; make offer. 1010 Decatur st., near Broadway, Brooklyn.

HELP WANTED—FEMALE.

Neckwear—Experienced makers on Children's Stocks and Belts wanted. Highest prices. Blanchard and Price. 5 West 19th St.

FINANCIAL SECRETARY — Requirements, college graduate, with thorough knowledge of bookkeeping, business ability and interest in statistics; not more than 35 years old; for position of responsibility and trust in organization in Boston. Reply by letter only, stating age, preparation, experience, references and salary expected. HENRIETTA I. GOODRICH, 264 Boylston st., Boston, Mass.

UMBRELLAS—First class hands wanted on silk umbrellas, who run their own work. ALLISON & LAMSON, 5 East 17th st.

UMBRELLAS—Operator wanted. ALLISON & LAMSON, 5 East 17th st.

UMBRELLAS—Tippers wanted on silk umbrellas. ALLISON & LAMSON, 5 East 17th st.

HELP WANTED—MALE.

FOREIGN EXCHANGE.
Wanted by large banking house for responsible position gentleman thoroughly versed with foreign exchange. Apply to X., Box 137 Sun.

My Dear Friend:
Won't you tell your newsboy, bootblack or some poor boy to send for our plan "How to Make Extra Money at Home." Send stamp for particulars.
VALLEY SUPPLY CO. Grafton W. Va.

SITUATIONS WANTED—FEMALE.

FIRST CLASS help at Miss Larson's employment office, 33 West 24th st. Telephone 3044 Madison Sq.

FOR SALE.

ROLL TOP
DESKS
OFFICE FURNITURE
in great variety of style and price.
T. G. SELLEW,
111 Fulton St.

SAFES —New and second-hand of all kinds and makes; safes bought, exchanged and repaired.
J. M. MOSSMAN,
72 Maiden Lane. Tel. 1423 John.

Billiard and Pool tables, solidly made; high grade goods. Lightning, accurate, durable cushions. Decker, est. 1850. 105 East 9th st.

MILLINERY AND DRESSMAKING.

DRESSMAKING AND MILLINERY TAUGHT. Dress patterns cut to fit. McDOWELL SCHOOL 310 6th av.

PAWNBROKERS' SALES.

L. L. FIRUSKI, 70 Bowery.
D. Engel, Auct., sells 10 A. M.
Aug. 31—By John Stich, jewelry.
Sept. 1—By H. Baruch & Son, 16 Ave. A; M. Levy, 45 Carmine st.; diamonds, watches, jewelry, and all pledges prior Aug. 22, 1903, and all older dates.
Sept. 1—By H. Freund & Co., 9 Ave. B, clothing, etc., pledged prior Aug. 22, 1903.
Sept. 2—By J. Anderson, 307 W. 42d st., diamonds, watches, jewelry and all pledges prior Aug. 23, 1903, and all older dates held over.
Sept. 2—By I. Harlem, 103 8th av., clothing, etc., pledged prior Aug. 23, 1903.
Sept. 5—By Consolidated Loan Office, 103 Park row; Harry Levy, Prop.; diamonds, watches, jewelry and all pledges from No. 8462 to 12287 of 1903 and all older