THE REAL ESTATE MARKET.

BROKERS LOOK FOR AN ACTIVE SEASON THIS FALL.

An Increase of Trading Is Already Noted in the Flat, Tenement and Private House Districts—Improved Surface Transportation on the West Side.

A substantial increase of trading in the private sales branch of the market, particularly during the latter half of last week, seems to show that the summer period of extreme quiet is practically over. Indications point to an early opening of the active fall brokerage season. Nearly twice as many transactions were reported in the week just closed as in the corresponding week of last year, upward of three times as much money was lent on real property, and some expansion was noted also in building activity.

The bulk of the gain in these various directions must be credited to the borough of The Bronx. The recent growth of business there has been extraordinary. However, the development of the realty movement north of the Harlem River has progressed without interruption throughout the summer. Its character and tendencies are well established. There is no doubt that it will continue to increase rapidly in volume while retaining unchanged its present salient features. For these reasons technical interest centres just now in Manhattan rather than in The Bronx.

In the former borough there has been a more or less complete interruption in some lines of dealing. This applies to the financial, commercial, and apartment hotel districts, as well as to the fashionable private house neighborhood. Conditions in the Fifth avenue residence section are undoubtedly better than they were a year ago. Little change has been noted in the other districts mentioned. However, the only obstacle which seems to stand in the way of a gradual resumption of activity on a moderate scale, particularly in the mercantile district, is the strike in the building industry.

The strike has had no influence on independent builders, who are the chief factors in flat house construction. Its effect has been confined to the class of work conducted by the big contractors forming the membership of the Building Trades Employers' Association. Fireproof construction has been checked, while non-fireproof construction, as represented by flats, tenements, and suburban houses, has grown in volume. However, the trouble in the building industry will evidently be a closed incident before long, and the demonstration which it has afforded of the permanency of the arbitration agreement should encourage capital to seek employment again in the improvement of high priced reality.

The only line of dealing in Manhattan which has not been interrupted is that in the flat and tenement districts. This movement has continued all through the past summer, though on a seasonably modified scale. During the week just closed it furnished abundant proof that it will be an important, if not the dominating, feature of the local market this fall. There was also some indication that it will be less confined to Harlem and the lower East Side than has until now been the case. Speculative operators are entering the West Side and Washington Heights in considerable numbers, with a view to exploiting the lower grade multi-family houses there, and if current tentative operations prove successful, the trading in flat and tenement properties may be expected to equal in volume presently that of last fall, which exceeded all previous records.

In but one other direction is the local sales market manifestly improved. The demand for middle grade private houses, which fell off last year, is now practically normal. The West Side is beginning to reap the benefits of improved transportation, and the fact is making itself felt in an increased inquiry for private dwellings, as well as for apartments. The old Boulevard, West End avenue and Riverside Drive neighborhoods have already obtained improved transportation in the form of a new line of surface cars inaugurated by the Metropolitan Street Railway Company which gives access by the shortest route, without change, for a single fare from upper Broadway and Amsterdam avenue to the theatre, shopping and wholesale districts, to Long Acre, Herald, Madison and Union squares and the hotel centre.

The territory west of Broadway was almost inaccessible while that thoroughfare remained in the hands of the subway construction. The subway, coupled with the new surface cars, will make it the most accessible private house and apartment house neighborhood in the city. In addition, its natural attractions are unsurpassed. It needs no extended explanation, therefore, to account for the increase of dealing in dwellings on the West Side and for the further fact that this dealing affects especially the neighborhood between Broadway and Riverside Drive.

Private Sales.

108TH STREET.—Pease & Elliman have sold for Schneider & Herter to an investor for cash the Metropolitan, a six story elevator apartment house at 235 to 239 West 108th street, on plot 75x100.11. The asking price was $165,000.

149TH STREET.—Du Bois & Taylor have sold for John J. Mahony to a client of J. B. Ketcham, for occupancy, No 515 West 149th street, a three story dwelling, on lot 16.6x99.11.

AUDUBON AVENUE.—Shaw & Co. have sold for Patrick J. Leddy to a builder for improvement the northwest corner of Audubon avenue and 174th street, a plot 44x100.

PARK AVENUE.—M. L. & C. Ernst have bought from William S. Patten the northeast corner of Park avenue and 100th street, ten three story dwellings, on plot 100.11x155.

AMSTERDAM AVENUE.—Ferdinand Nagel has sold for Robert J. Gray No. 2172-74 Amsterdam avenue, two five story flats, on plot 50.6x100.

147TH STREET.—Samuel A. Hamel has bought from Lina Strauss No. 502 West 147th street, a five story triple flat, on lot 25x100.

NINTH AVENUE.—Max Marx has sold for Thomas Alexander to Monroe L. Simons the northwest corner of Ninth avenue and 209th street, a plot 99.11x100.

TWELFTH STREET.—John Peters & Co. have sold for Margarete O'Connor to Dr. Emil Joel No. 218 East Twelfth street, a four story high stoop single flat, on lot 21.8x106.

Miscellaneous.

S. Steingut & Co. have leased to the Singer Manufacturing Company the premises at Nos. 92-94 Second avenue for a term of years.

David Belasco has leased though George A. Bowman & Co. from James W. Benham a studio in No. 138 West Forty-second street. The same brokers have leased for R. I. Haft to the Benham Indian Trading Company a loft in No. 418 West Forty-second street.

Coming Auction Sales.

[At No. 161 Broadway, 12 o'clock.]

TUESDAY, SEPT. 27.

By Joseph P. Day.

West Farms road, No. 1641, west side, 212.11 feet north of 172d street, 25x185x24x187, two story frame dwelling; Emilie Barber vs. Margaret Perego; W. G. Mulligan, attorney; Edward Mandel, referee; due on judgment, $1,067.17; subject to taxes, &c., $425.70.

240th street, north side, 260 feet west of Katonah avenue, 40x100; 240th street, north side, 340 feet west of Katonah avenue, 40x100, two story frame dwelling and two story frame stable and vacant; Mount Vernon avenue, northeast corner of 240th street, —x—; Mount Vernon avenue, southeast, being gore lot 229 on map of property belonging to E. K. Willard and his grantees at Woodlawn Heights, —x—, except part taken to open Mount Vernon avenue; A. L. Morris vs. A. A. Burton et al.; Morris, S. & M., attorneys; W. A. Sweetser, referee; due on judgment, $6,028.55; subject to taxes, &c., $1,157.69.

By George R. Read & Co.

Forest avenue, west side, 175 feet north of West Farms road to West Chester, 25x100; J. B. Ryer vs. Lyttanus Purdy and another; W. G. Mulligan, attorney; J. E. Bullen, referee; due on judgment, $657.48; subject to taxes, &c., $178.98; prior mortgage $1,500.

By Peter F. Meyer.

Lexington avenue, No. 645, east side, 75.5 feet north of Fifty-fourth street, 25x100, five story brick building, with stores; voluntary sale.

WEDNESDAY, SEPT. 28.

By Philip A. Smyth.

College avenue, Nos. 486 and 488, southeast corner of 149th street, 50x75, four story brick tenement and three story frame tenement; J. H. Bohling vs. Louis Weinecke et al.; T. H. Friend, attorney; C. F. Bliss, referee; partition.

By Bryan L. Kennelly.

133d street, No. 107, north side, 100 feet west of Lenox avenue, 16.8x99.11, three story stone front dwelling; W. M. Lawton vs. J. F. Kenny et al.; T. L. Bailey, attorney; J. H. Hayes, referee; due on judgment, $7,067.06; subject to taxes, &c., $258.49.

By Joseph P. Day.

Seventh street, No. 217½, north side, 177 feet west of Avenue C, 25.9x97.8, five story brick tenement; A. K. Vonderlehr vs. E. F. L. Vonderlehr et al.; Adolph Block, attorney; Joseph Rosenzweig, referee; subject to taxes, &c., $162,000; partition.

By George R. Read & Co.

Morris avenue, No. 2150, northeast corner of 181st street, 41.4x74.8 to Creston avenue x 44.3 to 181st street x 81.5, two and three story frame tenements; Creston avenue, northeast corner of 181st street, 20.8x19.11x6.4; Morris avenue, east side, 100 feet south of 183d street, 100x115, three story frame tenement and two story frame building on rear; George Ehret vs. Eliza Lutz, individual and as executrix et al.; Hollis, W. & B., attorneys; F. L. Kiernan, referee; due on judgment, $30,602.10; subject to taxes, &c., $2,711.50; prior mortgage, $6,000.

THURSDAY, SEPT. 29.

By L. J. Phillips & Co.

Thirty-seventh street, Nos. 208 and 210, south side, 120.10 feet west of Seventh avenue, 41.8x60, two four story stone front tenements; Hannah Levy and another, as sureties and trustees, vs. S. A. Cohen et al.; J. C. Levi, attorney; G. S. Clay, referee; due on judgment, $24,042.68; subject to taxes, &c., $1,368.04.

Cedar avenue, west side, 126.9 feet north of 177th street, 20.4x98.10x20.5x97.6, two story frame dwelling (action 1); A. P. G. Fannon et al., as executors vs. M. A. Walker et al.; G. F. McKinney, attorney; H. A. Mendelson, referee; due on judgment, $4,509.77; subject to taxes, &c., $184.46.

Cedar avenue, west side, 289 feet north of 177th street, 19.6x110.8x19.8x108.1, two story frame dwelling (action 2); same vs. same; same attorney and referee; due on judgment, $4,881.41; subject to taxes &c., $189.20.

By Joseph P. Day.

120th street, No. 9, north side, 146 feet west of Mount Morris Park West, 18x100.11, three story and basement brick dwelling; Union Trust Company of New York, as administrator vs. Walter Reid et al.; Peckham, M & K., attorneys; E. B. La Fetra, referee; due on judgment, $16,212.36; subject to taxes, &c., $1,896.19.

Real Estate Transfers.

DOWNTOWN.

(*South of Fourteenth st.*)

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

Ridge st, 182, e s, 27x100; Jacob Levin et al to Henry Hirschman and ano, mtge $28,000 ..... o c and $100

EAST SIDE.

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

16th st, 605 E, 25x92; John Steinbugler, Jr, to Ernest W Morsche, mtge $8,000 ..... $18,000

62d st, 245 E, 25x100.5; Morris Silverman to Harris Siegel ..... nom

62d st, 247 E, 25x100.5; Harris Siegel to Morris Silverman ..... nom

WEST SIDE.

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

Columbus av, w s, 49.6 n 99th st, 25.11x100; Quintin Garreta to Mary Day, q c ..... nom

87th st, 248 W, 18.9x98.9; Carrie E Lord and ano to James H Ottley, mtge $7,500 ..... $20,000

Same property; Cornelia Cramer to same, q c. nom

74th st, 145 W, 20x102.2; Atlantic Realty Company to Lillie J Earle ..... o c and 100

106th st, n s, 200 e Broadway, 75x100.11; Ernest F W Schneider et al to Andrew P Morison, mtge $105,000 ..... o c and 100

HARLEM.

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

8th av, 2097, w s, 25x100; Philip Dolfini to Isidore M Meyers and ano, mtge $14,000 ..... o c and $100

BRONX.

(*Borough of The Bronx.*)

Arthur av, e s, 25 s line between lots 14 and 15, map Oak Tree plot, 50x90; Terence Donoghue to Tommaso Giordano $2,700

German pl, 620-24, e s, 50x65; Anna A Cooper to Samuel Weil ..... nom

Shell st, s e cor 5th av, 100x100, Laconia Park; Aurelia C Merril to Joseph Schneider, mtge, $1,100 ..... o c and 100

185th st, 713-15 E, 50x100; Ignatz Ullmann to May Deavy, mtge $40,000 ..... nom

Same property; May Deavey to Ignatz Ullmann, mtge $40,000 ..... nom

139th st, n s, 100 e St Ann's av, 25x100; Ernest F Wichtendahl to Karoline F Wichtendahl, mtge $3,500 ..... o c and 100

Lot 538, map Van Nest Park; John J Dragnett et al to Patrick J Dwyer 100

Recorded Mortgages.

DOWNTOWN.

(*South of Fourteenth st.*)

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

Ridge st, 132; Henry Hirschman and ano to Jacob Levin and ano, prior mtge $28,000, 3 yrs, 6 per cent $9,500

EAST SIDE.

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

Madison av, 971, s e cor 76th st; Esther H Carstairs to Lawyers' Title Insurance Co, 2 yrs, 4½ per cent $15,000

16th st, 605 E; Ernest W Morche to John Steinburger, Jr, 3 yrs, 6 per cent 5,000

110th st, s s, 100 w 2d av; Marcus Rosenthal to Harold Nathan, installs, 6 per cent 1,000

WEST SIDE.

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

47th st, n s, 240 e 7th av; Solomon Wolff to Longacre Realty Co, prior mtge $511,600, demand, 6 per cent $1,400

109d st, 819 W; Hattie R Gifford to Metropolitan Trust Co, due —, — per cent 7,500

106th st, n s, 200 e Broadway; Andrew P Morison to Ernst E W Schneider, prior mtge $105,000, installs, 6 per cent 10,000

HARLEM.

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

141st st, s s, 100 w 7th av; John E Gerlach to George Gerlach, 2 mtges, 1 yr, each $12,000

174th st, 145 W; Lillie J Earle to Title Guarantee and Trust Co, due —, — per cent 24,000

Same property; same to Atlantic Realty Co, prior mtge $24,000, due —, — per cent 7,000

BRONX.

(*Borough of The Bronx.*)

8th st (av), n s, 280 e White Plains av, Wakefield; Mary Vaccaro and ano to Franklin Society for Home Building and Savings, installs, 6 per cent $1,500

Arthur av, e s, 144.11 n 178th st; Maria Brinckerhof to Augustina Muller, 2 yrs 1,000

Anthony av, e s, 25 s from e div line lots 14 and 15, being part lot 15, map Oak Tree plot; Tommaso Giordano to Terence Donoghue, 1 yr 2,200

Ryer av, w s, 120.9 n 178th st; Abbie L Mansfield to Egbert Winkler, Sr, 2 yrs 3,000

139th st, n s, 100 e St Anns av; Karoline F Wichtendahl to George Schchman, 2 yrs 500

Lot 24, map 280 lots Thompson Rose Estate, Bronx; Philip Eiting to Alexander Thompson, due Oct 1, 1909 700

Mechanics' Liens.

4th st, 313 to 319 E; Benjamin Weiss vs Nathan Feldman and ano $3,750

10th st, 410 E; same vs same 1,200

79th st, 230 E; Bernard Karniol vs Hugo Cohn 75

Amsterdam av, 188; Charles T. Pluemacher vs Julia Schroeder as extrx 40

Sullivan st, n w cor Broome st, 40x100, Barnet W. Rod vs Nathan Feldman and ano 3,900

Broome st, 534; James W. Conlon vs same 550

4th st, 350 to 354 E; same vs same 520

51st st, 40 to 44 E; Pittsburgh Plate Glass Co. vs Joseph A. Farley Construction Co 808

Foreclosure Suits.

Canal st, 332, Lispenard st, 39, and Lispenard st, 41 leaseholds, Emilie B. Honeyman vs John J. McGrath and ano; R. B. Honeyman, atty.

53d st, n s 170.6 w. 1st av, 20x100.5; Edward B. Willets as extr, vs Frank J. Walgering et al. W. M. Powell, atty.

40th st, n s 483 w. 5th av, 28x100.5 leasehold; Isaac Morris vs Caroline T. Burkham, et al. R. A. Modlin, atty.

27th st, 154 E and Broadway alley, 7. Emilie Gebhard vs George F. Gminder and ano. L. Hanneman, atty.

47th st, s s 288, e Lexington av, 17x100.5; New York Savings Bank vs John S. Corning and ano. J. Webber, atty.

Rivington st, 58 and 60. Michael J. Moriarty vs Moritz Waisman et al. Menken Bros., attys.

Lis Pendens.

104st, 168 E; James J. Shandley vs Israel Levin et al. (specific performance); T. E. Rush, atty.

104st, 132 E; Joseph Schor vs Moses Deckinger, (to impress a lien); C. Schwick, atty.

Plans Filed for New Buildings.

BOROUGH OF MANHATTAN.

Macdougal and Houston st, s e cor; three six story tenements and stores; Abbate & Bernstein, 72 Trinity pl, architects; cost $120,000

Madison st, 810; six story flat and stores; Louis Frank, 324 E 6th st, owner; same architects; cost 35,000

1st st, 57; six story flat and stores; Samuel & Max Goodman, 333 Madison st, owners; same architects; cost 35,000

Stone st, 24-26; five story stores; Nellie Cotter, 732 St. Nicholas av, owner; Frank Marion Wright, 503 5th av, architects; cost 40,000

BOROUGH OF THE BRONX.

Timpson pl, e s, 120 n 147th st; two two story dwellings; William F Kenny, premises, owner; Moore & Landsdeidel, 3 dav and 148th st, architects; cost $8,000

St George Crescent, n s, 280 s Grand Concourse; three story dwelling; Mrs M G Del Guiza, St George Crescent, owner; William Kenny, 2597 Webster av, architect; cost 5,000

Lincoln st, w s, 25 s Morris Park av; two story dwelling; George Devernian, Columbus av, Van Nest, owner; C P Lohse, 627 Eagle av, architect; cost 3,000

Plans Filed for Alterations.

MANHATTAN AND THE BRONX.

[Items under $5,000 omitted.]

128th st, n s, 361 e Amsterdam av; remodelling one story storage to stable; Bernheimer & Schwartz, 39 w 72d st, owners; L Oberlin, 15 Whitehall st, architect; cost $5,000

BIG PROFIT IN MUSSEL SHELLS.

An Inland Fishing Industry of Recent and Rapid Growth.

INDIANAPOLIS, Sept. 24.—Cannelton, in Perry county, is rapidly gaining fame as a shipping point for mussel shells and every year is adding to the number engaged in the industry and to the output of the button factories at Muscatine, Ia., which is the point to which nearly all of the shells are being shipped.

Since the present season opened 125 tons of shells have been shipped, all of which were obtained from the Ohio River within a mile of Cannelton.

The outfit of the mussel fisherman consists of a boat and a pair of dredges made from common gas pipes, to which are attached many hooks. Each hook has four prongs. The dredge is attached to the boat by a stout rope, cast overboard and dragged down the stream as the boat floats lazily with the current.

Knowledge of the habits of the mussel enables the fisherman to take advantage of its instinct. It lies in the water with its shell open, and when a prong of the hook strikes within the opening of the two shells, they come together like a vise and the iron point is held firmly, the mussel holding on till the shells are broken apart.

When the boat has floated thirty or forty yards the dredge is lifted up and the second dredge is dropped out on the opposite side. When the haul is inspected the fisherman often finds that he has a hundred or more mussels on a single dredge.

When the second dredge is drawn up, the first, after the mussels have been taken off, is lowered again and the process is continued till the boat is loaded with the shells. From the boat the mussels are transferred to a large tank holding from 500 to 1,000 pounds, in which the mussels are boiled to loosen the meat from the shells. The shells are then put on a platform and are cleaned and sorted for shipment. Then they are put on the cars and the fisherman receives his pay. This during the summer has been $10 a ton aboard cars.

While not depending upon by-products, the fishermen are constantly on the alert for pearls, and some of them have been made very comfortable by their finds this summer. Many of the pearls are of irregular shape and wanting in lustre, and these are thrown away, for the fishermen have learned that to be of value a pearl must be either round, button shaped or pear shaped and must be lustrous. To be of great value it must be not less than an eighth of an inch in diameter and should be either white, pink, purple, brown or black. "Dead" pearls are often found by the fishermen: that is, pearls of a dead leaden color; but for these there is no market.

Another by-product, more plentiful than pearls, but of less value, is known as "slugs." They are irregular in form and composed of the same material which goes into the composition of pearls, but they possess little or no brilliancy. They are used in the manufacture of cheap jewelry and are sold at from $1 to $1.50 an ounce.

Muscatine, Ia., is the pioneer in this country in the manufacture of pearl buttons. Their manufacture does not date further back than 1890. There are now some forty factories at Muscatine, and it is the principal seat of the industry, though there are factories in nearly all States in which mussel shells are found.

BOARD OF BROKERS ORGANIZED 1896 REAL ESTATE CITY OF NEW YORK

WANTS AND OFFERS
REAL ESTATE
BOARD OF BROKERS
OF THE CITY OF NEW YORK
No. 115 BROADWAY.

WANTS.

FOLSOM BROS., 835 Broadway.—Want, for a private investor just returned from Europe, something that nets 5 per cent. or over; must be gilt edged; preferably leased to one tenant; will pay as high as $100,000 for an investment of this kind; all cash. Also, in Bronx, a residence, no matter what the condition is, with stable attached; must be below 169th st. Also, in Bronx or Manhattan, tenements or flats, in trade for private house on West 102d st.; equity, $10,000; owner will add $5,000 to $6,000 cash.

OFFERS.

J. ROMAINE BROWN & CO., 53 West 33d St.—Offer No. 178 Greenwich st., southwest corner of Dey st., to lease for a term of years at $3,000 per annum.

FOLSOM BROS., 835 Broadway.—Offer, near Broadway and 124th st., four lots already excavated, ready for foundation; sewer laid, enough stone to build foundation; price, $60,000; terms to suit. Also, corner Park av., in 100th st., 25x100, rents $3,250; price $30,000, five-story building, with stores, small amount of cash needed. Also, for builders, we have a large list of Harlem plots at reasonable prices. Also, anything you want between Houston st. and the Bridge, east of the Bowery and 3d av. We can fill the bill; our lists of this section are complete. Also, building, 14th st., opposite Tammany Hall, long lease, rent $6,000 per annum, or will sell a 19-year lease of premises cheap.

CITY REAL ESTATE.

BOROUGH OF QUEENS—SALE OR RENT.

$3.00 FOR $1.00

Means that we are selling at cost only one-half of our magnificent up-to-date town site of 2,000 lots, with city improvements, at one-third of their market value. THE REMAINDER ARE NOT FOR SALE AT ANY PRICE. ONLY HALF HOUR FROM HERALD SQUARE BY TROLLEY TO

EAST ELMHURST, L. I.

The prettiest, healthiest, highest and nearest shore front property in New York City, on a broad elevation fronting

BEAUTIFUL FLUSHING BAY

Every lot owner has shore front privileges for Boating, Bathing, Fishing and the use of the 300-foot pier and floats. Lot sales enormous. Nothing like this ever offered. A visit will convince you. Lots $295 upward on easy monthly payments. A SELECTION AT THIS TIME IS TO YOUR ADVANTAGE. YOU WILL DOUBLE YOUR MONEY HERE IN SIX MONTHS AND TREBLE IT IN ONE YEAR.

Send for circular and views.

BANKERS' LAND & MORTGAGE CORPORATION,
867 MANHATTAN AV., BROOKLYN, N. Y.

TO REACH EAST ELMHURST, L. I., from New York, take 34th or 92d st. ferry. Take trolley marked Flushing via Jackson av., ride 20 minutes to DeWitt st., walk two blocks to Astoria and Flushing road. From Brooklyn via all trolley lines transferring to North Beach lines, getting off at Junction av. and Astoria and Flushing road.

BROOKLYN MANOR
ENGELHARDT CONSTRUCTION CO.'S
Model Cottages
To Order or Ready Built.
For one or two families.
SEVERAL NOW READY.
WOODHAVEN AVE., Near Jamaica Ave., Borough of Queens.
Telephone 236 Richmond Hill.

BOROUGH OF BRONX—SALE OR RENT.

BOSTON ROAD, CLOSE TO NEW BAY CHESTER BOULEVARD; OVER 60 LOTS, WITH GOOD 2½ STORY DWELLING, BARN AND OUTHOUSES, $15,000. A TRUELY BARGAIN; EASY TERMS. BROKERS PROTECTED. PHILIP A. SMYTH, 141 BROADWAY, N. Y.

TO LET FOR BUSINESS PURPOSES.

ADJOINING BROADWAY.
THE GRAMERCY,
24 AND 26 EAST 21ST ST.,
SHOWROOMS, OFFICES AND STUDIOS.
Also large, light Store and Basement.
NEW, ABSOLUTELY FIREPROOF BUILDING; elevators, steam heat, electric light, gas service, mail chute and all modern improvements; ready for occupancy; moderate rentals. Apply on premises, or owner,
RANDOLPH GUGGENHEIMER, 725-727 B'way.

FURNISHED ROOMS WANTED.

TWO YOUNG MEN wish apartment, furnished, two rooms and bath; refined surroundings; modern house; price reasonable. R. C., box 108 Sun office.

ROOM and board in refined private French family by young lady; reasonable rates. B. B., box 154 Sun uptown office, 1393 Broadway.

GENTLEMAN wishes room and board in refined French private family, where French is spoken only. Address box B. B., 106 Sun office.

FURNISHED APARTMENTS WANTED.

WANTED—Furnished or partly furnished suite in private family, between 42d and 84th streets, West Side; bachelor; state terms and full particulars. B., box 110 Sun office.

CITY REAL ESTATE.

RUBERINE
TRADE MARK REGISTERED.
ROOF PAINT
FOR METAL ROOFS.
Contains no tar. Will not melt or blister. Preserves the metal. We apply it if desired. Sample cans at this office, 25c. Address Contracting Dept.
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Washington Heights Property a Specialty.

BUILDING LOANS.
A large amount of money for Building Loans on Manhattan or centrally located Bronx properties.
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A WIDE BUILDING,
South Street, Near Roosevelt.
FOR SALE.
RULAND & WHITING CO.,
5 Beekman Street.

ASKING $45,000.
Handsome 20-foot dining room extension, in the Seventies; electricity; entirely new plumbing; thoroughly modern. JESSE C. BENNETT & CO., 338 Columbus av.

FOR SALE, RENT OR EXCHANGE.
Seven story and loft building, 25x100; all improvements; new; light. Brokers protected. ROBERT H. JONES, 186 Remsen st., Brooklyn.

REAL ESTATE.

95 ACRES,
lying between
WOODWARD AVENUE
and the
HAMILTON BOULEVARD,
DETROIT, MICHIGAN,
will be sold at
PUBLIC AUCTION,
TUESDAY,
OCTOBER 4, 1904,
by the
UNION TRUST COMPANY,
Administrator.
Half of the land is subdivided.
Half is in acreage.
Plans and full particulars on application to the
UNION TRUST COMPANY,
Detroit, Michigan.

No Magnifying Glass Needed

To discover the advantages of
A HOUSE AT
GRANTWOOD-ON-HUDSON
(Opposite Grant's Tomb.)
Simply see it—or them, for the selection is generous—they speak for themselves.
Unsurpassed view of Hudson, Manhattan Sound, and Long Island. Besides view and climate, we offer you houses modern and complete in every detail. Prices $4,500 to $15,000. Cash or payments.
Booklet free, also transportation via Franklin, 42d, and 130th St. Ferries and trolleys.
Columbia Investment & Real Estate Co.
Phone, 1947—Madison. 1135 Broadway.

FURNISHED ROOMS TO LET.

East Side.

1.— 32 ST., 16 EAST.
BACHELORS OR DOCTORS
High class exclusive bachelor house; remodeled and renovated throughout; bachelor apartment; also parlor suite suitable physician; valet; telephone; breakfast; all modern conveniences.

West Side.

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

APARTMENTS TO LET—FURNISHED.

ABOVE 14TH ST., WEST SIDE.

TO RENT—A nicely furnished 6 room apartment in the "Astor" apartment house, 75th st. and Broadway. Apply to B. J. DRYER, 50 Broadway, or at the apartment.

APARTMENT HOTELS.

HOTEL
OXFORD,
N. W. cor. 58th st. and Park av.
New high class exclusive family hotel. Absolutely fireproof.
FURNISHED OR UNFURNISHED
Suites of one to six rooms, private baths. All rooms are large, light and sunny. A limited number of these elegant suites are open for engagement and can now be inspected.

CITY REAL ESTATE.

BOROUGH OF BROOKLYN—SALE OR RENT.

COMPARISON WILL PROVE
THE FINEST HOUSES ARE THOSE
3 AND 4 STORY
RECENTLY COMPLETED
ON SECOND STREET,
OPPOSITE PROSPECT PARK.
Consisting of octagon and circular front brick and stone, with or without dining room extension; beautifully trimmed with choicest hardwoods, all tiled bathroom with shower, and tiled kitchen, open nickel plumbing, combination gas and electric fixtures, steam and hot air heating, electric grate, handsome Turkish corner, etc.
20 minutes from New York side of bridge via Vanderbilt or Seventh av. cars. Houses open daily, Sunday and evenings until 9 o'clock.
WM. H. REYNOLDS, Builder, On Premises.
Second st., bet. Eighth av. and Prospect Park West.

PALMETTO ST., NEAR B'WAY.
Price, $4,500. Two-story and basement brick.
PUTNAM AVE., NEAR MARCY.
Price, $6,500. Three-story brownstone.
GATES AVE., NEAR CLASSON.
Price, $7,900. Three-story double extension brick.
GRAND AVE., NEAR GATES.
Price, $4,500. Three-story brick, 9 rooms.
ST. FELIX ST., NEAR FULTON.
Price, $4,500. 9-room brick dwelling; easy terms.
LEONARD N. VAUGHN,
909 FULTON ST., BROOKLYN.

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; plot 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.

DOUBLE FLATS,
on 4th av. Parkway; 6 families in each house; 5 rooms and all improvements to each apartment; elegant investment; prices $8,750 to $11,500; terms to suit; open Sundays. PIERCE KEEFE, 53d st. and 5th av., Brooklyn.

$1,500 CASH DOWN, BALANCE MORTGAGE. Buys this elegant 3-story dwelling, Garfield place, between 8th av. and Prospect Park West; it has extension dining room, cabinet mantels, open fireplaces, hard wood trim; a sacrifice at $13,500. Permit of G. O. WALBRIDGE, 189 Montague st., Brooklyn.

$6,750—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.

ST. MARK'S SECTION.
Four-story, swell front, limestone, private house; all hardwood trim and floors; never been occupied; for sale or exchange at low figure; easy terms; might rent to proper party. Address OWNER, 48 Broadway, Brooklyn.

SPECIAL.—Beautiful 3-story basement brownstone house, 852 Greene av., between Stuyvesant and Lewis; all improvements, latest decorations; will sell as a bargain; open for inspection Sunday from 10 A. M. to 5 P. M. KLEPPER, 1518 Broadway, Brooklyn.

FOR SALE, $6,250—Three story and basement brownstone house on Greene av., between Sumner and Lewis avs., Brooklyn; all improvements and first class condition. Note, it's the finest block on the avenue. Apply to Owner, 249 Quincy st., Brooklyn.

FOR SALE—Park Slope, 588, 590, 596, 598 7th st., next to Prospect Park; only four left; eight sold; handsome three story and basement private Residences; every improvement, including electric light, two baths, &c.; $13,750 to $14,750. W. B. GREENMAN, Builder.

FLATBUSH LOTS $200 UPWARDS.
Improved neighborhood; monthly payments; unparalleled bargains in small houses.
EDWARDS, 848 Flatbush av., Brooklyn.

3-STORY SINGLE BRICK FLATS, asphalt street; perfect order; all improvements; rents, $510; no vacancies; mortgage $3,000, 5 per cent.; price, $4,900. H. A. McCARTHY, 2061 Fulton st., Brooklyn.

If you're looking for ANYTHING TO BUY I have it at the right price.
WILLIAM F. RICHTER,
1701 FULTON ST., COR. STUYVESANT AV.

GIVE ME YOUR HOUSES, flats, apartments. I will sell or rent them for you in short order.
WILLIAM F. RICHTER,
1701 FULTON ST., COR. STUYVESANT AV.

BROWNSTONE DWELLING, 3-story and basement; lot 20x100; price, $10,500; now mortgaged for $4,500; in good condition. Owner on premises, 507 Willoughby av., near Marcy, Brooklyn.

$7,500—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.

TO LET—10 new stores, one with baker's oven, corner Flatbush av. and Dean st.; will be ready about October 1st; rents, $15 to $50. THOMAS ROSECRANS, 815 7th av., Brooklyn.

ELEGANT 2-STORY BRICK FLATS; also cosey 2-story, basement house, single and double flats; splendid location. BUSER, 573 Hamburg av.

SELECT APARTMENTS.

Brooklyn.

The Mohawk
An Apartment Hotel.
Washington Avenue, Between Greene and Lafayette.
The Newest, Handsomest and Most Luxurious in the City.
Apartments are in suites of two to five rooms and bath.
Absolutely Fireproof and Noise Proof.
Elegant general dining room on the first floor; service and cuisine unsurpassed.
Apply to owners on premises.
The Mohawk Realty Co.
The Realty & Construction Co., 32 Court street.
Also E. J. & S. GRANT, 189 Montague St.

NOW OPEN AND READY FOR OCCUPANCY.
Brooklyn's finest and newest housekeeping Apartments in exclusive St. Mark's section, where Ethiedom reigns; 8 light, large airy rooms, conveniently arranged, butler's pantry, tiled bathrooms, extra servant's bath and toilet, steam heated, hot water, a gas and coal range in kitchen, gas and electric lights, exquisite decorations, elegant hardwood floors. Rentals $720.00 to $960.00 per annum. Leases are now being made from October 1st, 1904. Apply on premises, Park Place and Nostrand Ave., Brooklyn. OTTO SINGER, Builder.

ALGONQUIN AND IROQUOIS,
Prospect Park West, corner of 8th St.
The most modern apartment houses in Brooklyn; overlooking Prospect Park and New York Bay; containing 7 and 8 rooms, electric lights, telephone service, steam heated, tiled kitchen and bath, parquet floors, butler's pantry, servants' baths, hardwood trim, all-night elevator service; rent, $65 up. SUPERINTENDENT on premises; take Smith st. or Vanderbilt av. cars.

IN BROOKLYN'S FLOWER GARDEN,
THE BEAUTIFUL ST. MARK'S SECTION.
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, Brooklyn.

WE HAVE SOME VERY FINE APARTMENTS, just what you want, from $16 up.
WILLIAM F. RICHTER,
1701 FULTON ST., COR. STUYVESANT AV.

APARTMENT HOTELS. | APARTMENT HOTELS.

THE LUCERNE,
201 W. 79TH ST.
New, Modern, 12 story, fireproof Family Hotel; 130 choice suites, of one or more rooms.
Open for inspection. The most desirable suites renting rapidly at the prices we are offering.
Have you looked over the building? You will not see its equal. Annual leases. Good references required. Transients not solicited.
Dining rooms, American and a la Carte, will open to the public
OCTOBER 1ST.
Possession of apart