THE REAL ESTATE MARKET.

PRIVATE SALES, LEASES AND PUBLIC AUCTIONS.

Valuable Mercantile Premises in Cortlandt, Pearl, Barclay and Twentieth Streets Figure in the Brokerage Reports—A Number of Good Dwellings Also Sold.

The increase of dealing in downtown business property which normally sets in several months before May 1 is just now a factor of importance in the brokerage market. Yesterday's sales of mercantile premises were more numerous than those of any preceding day this year, and their number and character tend to confirm the impression that a good deal of activity will be developed downtown as the season advances. Some notable building operations have already been announced. The Adams Express Company and the Singer Manufacturing Company will improve their holdings on Broadway, while other offices will shortly be erected on Broad street near Beaver and on Wall street near William. However, most of the building will take place further north. There has been comparatively little new construction immediately north of Maiden lane, but the scarcity of available sites further south is concentrating attention on this part of Broadway and its vicinity. The City Investing Company has pieced together a large site on Cortlandt and Greenwich streets, and the United States Realty Company has been buying on Broadway between Cortlandt and Dey. All these plots have been bought because the existing buildings are out of date, and the erection of new ones will hardly be long delayed. The financial district is insistently demanding more space for its use. Consequently during the next two months many additional announcements of new constructions may be expected.

Private Sales.

CORTLANDT STREET.—Robert R. Rainey has sold for the Reserve Realty Company No. 60 Cortlandt street, a four story brick building, on plot 21.1x56x17.3x55.8, adjoining the northwest corner of Greenwich street.

PEARL STREET.—The Ruland & Whiting Company has sold for W. G. Hoople to Charles Laue Nos. 308 to 312 Pearl street and Nos. 4 and 6 Peck Slip, old buildings, on plot 68x72x irregular.

MADISON AVENUE.—Pease & Elliman have sold for Frederick Haberman No. 715 Madison avenue, a four story and basement brownstone front dwelling, on lot 20x100.

PARK AVENUE.—Post & Reese have sold for I. N. Phelps Stokes No. 921 Park avenue, northeast corner of Eightieth street, a four story building, on lot 25x100.

TWENTIETH STREET.—N. A. Berwin & Co. have sold for Samuel Green and D. W. Richmond to Solomon Lindenborn Nos. 11 and 15 West Twentieth street, a new one story fireproof store and loft building, on plot 50x92.

FORTIETH STREET.—S. B. Goodale & Son have sold for Samuel Green to Aaron Coleman, Nos. 265 and 267 West Fortieth street, two five story flats, on plot 50x98.9.

FORTY-SEVENTH STREET.—Douglas Robinson, Charles S. Brown & Co. have sold for the trustees of the Columbia College, to Mrs. Josephine Archer, the lot 22x100.5, at No. 53 West Forty-seventh street.

118TH STREET.—Pocher & Co. have sold for John Smith to Mary Heidelbaum No. 14 West 128th street, a new six story apartment house, on lot 25x99.11.

119TH STREET.—The Lexington Avenue Company has sold to Mrs. Alice Curtis No. 29 West 139th street, a four story American basement dwelling, on lot 18.2x99.11.

TWENTY-EIGHTH STREET.—J. Arthur Mandeville has sold for L. Silverman No. 24 West Twenty-eighth street, a four story dwelling, on lot 16.9x98.9. The buyer will improve.

PROSPECT AVENUE.—Douglas Robinson, Charles S. Brown & Co. have sold the southeast corner of Prospect avenue and 165th street to Samuel E. Jacobs.

BARCLAY STREET.—I. B. Wakeman has sold for Guy Witthaus No. 34 Barclay street, a five story business building, on lot 25x75, between Church street and West Broadway.

ORCHARD STREET.—Isadore M. Levy, as attorney, has sold No. 33 Orchard street, a five story tenement, on lot 24.1x100, to Levin & Goldberg.

AVENUE C.—Samuel Grossman has sold to L. Rosenfield No. 205 Avenue C, a four story tenement, on lot 25x70.

LEXINGTON AVENUE.—Ames & Co. have sold to John L. Martin No. 229 Lexington avenue, a three story brick dwelling, on lot 20x80.

THIRTY-SEVENTH STREET.—Charles Rohe has bought from the Fanning estate Nos. 524 to 532 West Thirty-seventh street, old buildings, on plot 100x98.9. He owns adjoining property.

THIRTY-NINTH STREET.—Osorio, Klee & Co. have sold for Ellen Murray to a client No. 435 West Thirty-ninth street, a five story flat on lot 25x98.9. The same brokers in conjunction with Finney & Matthews have sold No. 433, adjoining, a similar building, to the same buyer.

FORTIETH STREET.—William P. Rooney has sold for Arthur McConnell to Kaskel, Bruder & Hahn, No. 445 West Fortieth street, a five story flat on lot 25x98.9.

FORTY-THIRD STREET.—Harry Shwitzer has sold Nos. 548 and 550 West Forty-third street, two five story tenements on plot 50x100.5.

FORTY-SEVENTH STREET.—William P. Rooney has sold for Mary Kinzie to Kaskel, Bruder & Hahn No. 351 West Forty-seventh street, a five story flat on lot 21x100.5x irregular.

FIFTY-FIRST STREET.—Max Sturtz has bought from Samuel Grossman Nos. 235 and 237 East Fifty-first street, a five story flat on plot 43x100.5.

SIXTY-SECOND STREET.—Pease & Elliman have sold for Arthur Busselle No. 110 East Sixty-second street, a three story brownstone dwelling, on lot 18.9x100.5.

LEXINGTON AVENUE.—Ella A. Taylor has sold No. 1184 Lexington avenue, northwest corner of Eightieth street, a six story apartment house, on plot 100x30.

RIVERSIDE DRIVE.—Elizabeth N. Outerbridge has sold to a Dr. Harris No. 141 Riverside Drive, a five story dwelling, on lot 20x100, adjoining the north corner of Eighty-sixth street.

EIGHTY-SEVENTH STREET.—Helen A. Katz has sold No. 41 West Eighty-seventh street, a four story dwelling, on lot 20x100.8.

EIGHTY-NINTH STREET.—Philip Cohen has resold the two five story brownstone flats at Nos. 108 and 110 East Eighty-ninth street, on plot 51.1x100.8.

90TH STREET.—M. & L. Hess have sold for James D. Askin the five story flat at No. 130 West 90th street, on lot 25x100.11.

CATHEDRAL PARKWAY.—Samuel Mandel has bought for improvement the plot 100x100 on the north side of Cathedral Parkway 150 feet west of Seventh avenue.

SECOND AVENUE.—Schmeidler & Bachrach have bought No. 2071 Second avenue, a four story tenement, with stores, on lot 25x75.

SECOND AVENUE.—Max C. Baum has sold Nos. 2254 and 2288 Second avenue and has bought No. 2403 Second avenue, all five story twenty foot flats, with stores.

120TH STREET.—Max C. Baum has bought Nos. 96 and 98 East 120th street, two four story flats, on plot 34x72, at the southeast corner of Park avenue.

AMSTERDAM AVENUE.—The Fleischmann Realty and Construction Company has resold the six story apartment house in course of construction at the northwest corner of Amsterdam avenue and 134th street.

137TH STREET.—Mandelbaum & Lewine have sold to Kramer & Rothmore the lot, 25x99.11, on the south side of 137th street 75 feet west of Lenox avenue.

142D STREET.—J. Levy & Co. have sold for Isidore Silverman No. 288 West 142d street, a four story flat, on lot 25x99.11, to Amelia Breschner.

143D STREET.—J. Levy & Co. have sold for Goldsmith Bros. No. 277 West 143d street a five story flat, on lot 25x99.11.

SEAMAN AVENUE.—Paul Halpin has bought from E. Fellman the southeast corner of Seaman avenue and Emerson street, a lot 100x25.

LAFAYETTE STREET.—The Charles F. Noyes Company has sold for the New York Life Insurance Company Nos. 30 and 32 Lafayette (Elm) street, southwest corner of Pearl street, a five story building, on lot 50x75. The buyer, Floyd H. Crane, will remodel the structure.

PITT STREET.—I. Sprung has bought from the Rosen estate No. 84 Pitt street, three front and four story rear tenements, on lot 20x100.

WATER STREET.—Haffner & Ash have sold to Steinhardt & Strasbourger the two five story tenements at Nos. 653 and 655 Water street, on plot 50x70.

CHRYSTIE STREET.—Runitz & Kaplan have sold the six story tenement No. 203 Chrystie street, on lot 25x100, to clients of Gallert & Heller.

AVENUE B.—Bernard Britzfelder has sold the four story tenement, No. 87 Avenue B, on lot 19.5x64, to Mitchell Reinigsfeld.

IRVING PLACE.—Mrs. Mary A. Seymour has sold No. 84 Irving Place, a four story dwelling, on lot 25x103.

TWENTY-NINTH STREET.—Milton E. Oppenheimer has bought No. 219 West Twenty-ninth street, three story front and rear buildings, on lot 25.3x98.9, from Lucy A. McKetrick.

FIRST AVENUE.—H. Maslahan & Son have bought the northeast corner of First avenue and Fiftieth street, old buildings, on plot 40x80, and will erect a six story tenement.

FIFTY-SECOND STREET.—Emanuel Weiss has sold No. 416 West Fifty-second street, a five story tenement, on lot 20x100.5.

EIGHTIETH STREET.—Horace S. Ely & Co. have sold for R. H. Elliott No. 60 East Eightieth street, a four story dwelling, on lot 25x102.2.

EIGHTY-FIRST STREET.—Montgomery & Seitz have sold for George W. Young the three story dwelling at No. 163 East Eighty-first street, on lot 20x102.2.

EIGHTY-SECOND STREET.—L. Waller Lissberger has bought from the Davil estate Nos. 218 and 220 East Eighty-second street, two five story tenements, on plot 51x102.2.

COLUMBUS AVENUE.—Huppert & Bernstein have bought from Max Tannenbaum the northeast corner of Columbus avenue and Eighty-second street, a five story tenement, on lot 26.8x100.

NINETY-FOURTH STREET.—William J. Pettit has sold the five story double flat at No. 102 West Ninety-fourth street, on plot 35x100.11.

NINETY-NINTH STREET.—F. W. Saltzsieder, Jr., has sold for Annie Corneth the five story flat at No. 61 West Ninety-ninth street, on lot 25x100.11.

PARK AVENUE.—Charles I. Weinstein has sold the two new seven story tenements occupying the block front on the west side of Park avenue, from 102d to 103d street, on plot 201.2x100.

MADISON AVENUE.—Grossman & Parson have bought from Horwitz & Lefkowitz the six story apartment house, with stores, on the east side of Madison avenue, 52 feet north of 102d street, on plot 52x101.

111TH STREET.—Frederick W. Meyer has sold the three five story double flats, at Nos. 51 to 55 West 111th street, on plot 75x100.11.

138D STREET.—M. Markiewitz has bought from T. M. Brooks No. 70 West 138d street, a five story flat, on lot 27x99.11.

124TH STREET.—Mrs. Sarah Kraemer has bought No. 436 West 124th street, a five story triple flat, on lot 25x100.11.

144TH STREET.—William H. Hielbich has sold for Elias Gussaroff to Mine Efinger the apartment house known as the Juliet, at Nos. 545 and 547 West 144th street, one of a row recently completed.

HAVEN AVENUE.—Beethoven Englander has resold the southeast corner of Haven avenue and 170th street, a plot 103.4x110.5x100x85.3.

134TH STREET.—Maier Bros. have bought the five story double flat at No. 542 East 134th street, on lot 25x102.

137TH STREET.—Henry Eggert, Jr., has sold for E. Heineman to Otto A. Fischer No. 671 East 137th street, a five story double flat, on lot 25x100.

165TH STREET.—L. Chase has sold for F. Fowler to Roger di Giovanni the four story flat at No. 1026 East 165th street, on lot 20x95.

HOME STREET.—Isaac A. Benequit and others have sold to John Joseph Krug Nos. 1070 and 1072 Home street, two two story frame buildings, on lot 35x88x irregular.

NELSON AVENUE.—Duff & Brown have sold for a client to Henry Hall the plot 58x112 on the east side of Nelson avenue 50 feet north of 167th street.

CROTONA AVENUE.—Charles S. Taylor has sold for J. Muxoll to Thomas J. Smith the three family flat at No. 1839 Crotona avenue.

BERGEN AVENUE.—Williamson & Bryant have sold for Minnie Fisher to Frank B. Walker No. 658 Bergen avenue, a three story single flat, on lot 17.10x100.

THIRD AVENUE.—L. Napoleon Levy has sold to James V. Ganley the northwest corner of Third avenue and 178th street, a five story flat on lot 29x100.

BRONX.—Lawrence Kronenberger, in conjunction with the Bronx Realty Exchange, has sold No. 1180 Tinton avenue, a two family dwelling on lot 18.6x100; also a plot at the northwest corner of Clinton avenue and 179th street, and the three family dwelling at No. 1060 Jackson avenue on lot 17.6x87.6, for a Mr. Schaefer to W. H. Nestrock.

BRONX.—Julius H. Haas has sold for the Geiszler-Haas Realty Company to Katharine Harkett No. 1290 Shakespeare avenue, to Pauline B. Frankel No. 1300 Shakespeare avenue; for Samuel McCarthy, the north side of 132d street, 600 feet east of Cypress avenue, 50x100; in conjunction with McQuay & Co. for a client the strip between Whitlock avenue and S. Y. N. H. & H. R. R.

B. Taylor have sold for Mrs. Josephine Archer the four story brownstone front dwelling at No. 53 West Forty-seventh street, on lot 22x100.5, to a client for occupancy.

Miscellaneous.

Henry Bendel has taken a long term lease of No. 520 Fifth avenue, a five story building on lot 28x125. He will make extensive alterations and occupy the store floor.

The Matt J. Ward Company has leased the Hotel Grenoble, Seventh avenue and Fifty-sixth street, for a term of years for John Hull Browning to William P. Chase, proprietor of the Fort William Henry Hotel, Lake George, who takes possession immediately.

Collins & Collins were the brokers in the sale of the northwest corner of Sherman avenue and Isham street, 100x100, for the Sterling Realty Company to Peter A. Peterson.

Montgomery & Seitz were the brokers in the recent sale of No. 214 East Sixtieth street for Rachel Mamlock.

Lawrence & Wolff have sold for various owners to the Five Boroughs Realty Company five lots on the west side of Fourth avenue, between Douglass and Degraw streets, Brooklyn, and also the half block front on the south corner of Second street and Prospect Park West, Brooklyn.

The Cuozzo and Gagliano Company have leased for Albert E. Lowe the six story tenement at No. 122 East 120th street for a term of years at an aggregate rental of $27,000.

The tract of about 100 acres at Rosedale Station, Queens, recently sold by William H. Appleton & Co. to the Property Development Company, and known as Rosedale Terrace, has been transferred by the Germania Real Estate and Improvement Company to the Property Development Company of New York. There has been a great advance of prices in this neighborhood on account of increased transit facilities, there being three separate lines completed now at this point—the Montauk Division of the Long Island Railroad (steam), third rail rapid transit (electric) and Long Island Traction Company (electric trolley).

Plans have been filed with Building Superintendent Murphy for the remodeling of the four story and basement dwelling at the northwest corner of Madison avenue and Seventy-third street into a bachelor apartment house, with stores on the ground floor and offices on the second floor. A new heating and plumbing plant will be installed. The improvements are to be made for Miss Georgine Campbell as owner and are to cost $8,000, according to the estimate of the architect, S. B. Ogden.

The Manhattan new building plans include a six story apartment house, to be built on Claremont avenue, 425 feet south of 127th street, for Charles Hessle at a cost of $80,000, a six story flat with stores to cost $40,000, and a six story stable to cost $15,000.

The Bronx plans comprise five two story dwellings, to be built for Edwin C. Dusinbury on Loring place south of 183d street at a cost of $60,000, two two story bakeries with stable for the estate of Louis Fleischmann to cost $40,000, two three story dwellings with stores to cost $12,000, a six story flat to cost $30,000, a two story dwelling, $25,000; a two story concrete barn, $1,800, and a two story and attic dwelling, $5,000.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

South street, No. 152, north side, between Peck slip and Dover street, 24.6x76x irregular, five story warehouse with stores; voluntary sale; to David Vogel $20,325

Irving place, southeast corner of Seventeenth street, 27x80, three story brick dwelling; voluntary sale; to George P. Brett 48,000

Morton street, No. 20, south side, 150 feet east of Bedford street, 25x90, five story double tenement; voluntary sale; to Henry Schultz 31,000

Brook avenue Nos. 553 and 555, west side, between Westchester avenue and 149th street, 54x82.9x60x51.6, two four story flats, with stores; voluntary sale; to William J. Genringer 34,225

Eighteenth street, No. 350, south side, 200 feet east of Ninth avenue, 25x92, three story tenement; voluntary sale; to Charles Poffman 13,500

Road leading from Westchester Landing to Bear Swamp road, 150.3 feet southwest of Third street, 51x152 to Madison avenue, 350x145.6; G. B. Mead, Jr., executor, vs. Warren Ferris et al; due on judgment, $7,331.12; subject to taxes, &c $702.52; to John W. Rogers 12,250

BY BRYAN L. KENNELLY.

Orchard street, Nos. 198 and 200 east side 31 feet south of East Houston street, 37.10x100.7 two five story tenements; voluntary sale; to Frank Gens 65,900

Ludlow street, No. 177, west side, between East Houston and Stanton streets, 25x87.6, five story tenement, with stores, voluntary sale; to Abraham Glasshe m 58,000

Orchard street, No. 163, west side, 101.6 feet south of Stanton street, 26.6x87.6, five story tenement, with stores; voluntary sale; to Morris Wolburg 45,650

BY CHARLES A. BERRIAN.

First avenue, No. 98, northwest corner of Fifty-fourth street, 21x68, four story brick tenement; J. C. Gartelmann vs. Emma Paar et al; partition; to Max Schwarz 18,100

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