THE REAL ESTATE MARKET

SOME GOOD BUSINESS LEASES PUT THROUGH

Neuburger & Co. Take a Fifth Avenue Store for a Long Term at $200,000 — A Big Lease in the Greenwich Section by Trautmann, Bailey & Blampey

The renting branch of the market made a better showing yesterday than the selling branch. Many leases of business premises were reported, some of which involved a good sized investment of capital. Two such transactions in Fifth avenue were included in the list. Neuburger & Co., the largest embroidery house in the city, took a lease of a big store at No. 124 Fifth avenue at an aggregate rent of $200,000. Trautmann, Bailey & Blampey, a big lithographing concern, closed a $60,000 deal for 30,000 square feet of space in a new building at Laight street and St John's lane, and the names of other well known firms figured in connection with leases of valuable quarters.

A reassuring feature of the day's market was the absence of foreclosure liquidation in the auction room. Only one piece of real estate was put up for sale there, a tenement house in Market street, which was bid in by the plaintiff.

Private Sales.

179TH STREET. J. Romaine Brown & Co. and W. D. Morgan have sold for Harry Goodstein, Nos. 206 and 208 West 179th street, a five story flat, on plot 50x92.8, between Broadway and Fort Washington avenue. The buyer is Louise C. Livingston of Bar Harbor, Me.

142D STREET. The Kane Construction Company has sold to John Kaiser the two six story flats, on the south side of 142d street, 225 feet east of Lenox avenue, on plot 75x99.11.

THIRTY-NINTH STREET. The three four story dwellings at No. 210 to 214 West Thirty-ninth street, on plot 61.4x98.9, are reported to have been sold. The adjoining property at No. 208 was transferred last week by Jane I. Van Cott to Peter S. Rigney, of Brooklyn. He is said to be acting for the same interests which have acquired No. 210 to 214.

SIXTY-EIGHTH STREET. The firm of Leonard J. Carpenter has sold for the estate of Thomas J. Dunn the plot 75x85, with two story stables, on the south side of Sixty-eighth street, 150 feet west of Avenue A.

Miscellaneous.

E. W. Humphreys is the buyer of No. 1320 Madison avenue, sold recently by Nellie Shulman through John J. Kavanagh.

J. Romaine Brown & Co. were the brokers in the sales of Nos. 26 and 28 West Twenty-seventh street for Bloomingdale Bros. to the Twenty-fifth Street Construction Company, reported yesterday.

The four story and basement dwelling at No. 38 East Eighteenth street was sold yesterday on the premises by Samuel Kreiser, auctioneer, for $17,250.

Leases.

Frederick Southack and Aiken Ball have leased for the Gray Lithograph Company to Trautmann, Bailey & Blampey the entire upper loft, containing over 30,000 square feet, in the building at No. 11 and 13 Laight street, corner St. John's lane, and running through to No. 12 to 18 Van Dam street, for a long term of years, at an aggregate rental of $60,000. Trautmann, Bailey & Blampey, lithographers, have been in their present location, corner Greenwich and Van Dam streets, for over thirty years.

Hall & Sloan have leased for Samuel V. Hoffman and the Farmers' Loan and Trust Company to Neuburger & Co., one of the largest embroidery houses in the city, the store and basement at No. 124 Fifth avenue, extending through to No. 1 to 7 West Seventeenth street, and Nos. 5 and 6 West Eighteenth street, comprising a total space of 25,000 square feet. The adjoining store and loft in the same building have recently leased to another large embroidery house. The present lease is for a long term of years at a rental aggregating $200,000.

Monroe and Millard F. Roth, composing the firm of M. & M. Roth, importers of millinery, with present headquarters on West Twenty third street, have leased for a term of years from James P. Silo, the art auctioneer, the store in the Silo Building at the northwest corner of Fifth avenue and Forty-fifth street, with a frontage on the avenue of 25 feet, eight stories from Fifth avenue into the art gallery in the rear of the Fifth avenue building. The Fifth avenue building occupies a plot 50x100 and has an L in the rear. The new store will occupy the store about January next. John N. Golding was the broker.

The Charles F. Noyes Company has leased for Ewing, Barron & Henry a portion of the second floor at No. 70 Liberty street to the Sovereign Fire Insurance Company of Canada, the third and fourth floors at No. 75 Maiden lane for Withers & Mills to the S. F. Myers Sons Company, and space in Nos. 21 and 23 Cliff street to S. H. Mildenberg.

Denzer Bros. have leased for the Roland Holding Company 1,000 square feet at No. 45 Broadway, for the Mineral Rea Estate Company 2,500 square feet at No. 47 Broadway, for Frederick Southack & Co. 4,000 square feet at Nos. 85 and 87 Broome street, southeast corner Greene street, to Groetzinger & Scholes, for L. Tanenbaum & Co. 3,000 square feet at Nos. 26 and 28 Washington place, for the American Town Company 1,000 square feet at Nos. 97 and 199 Greene street, and have also leased lofts at No. 289 Canal street, to Thompson & Co., and No. 70 Greene street.

Sale on Davenport Neck.

The Douglas Robinson, Charles S. Brown Company has sold for Robert Fisher his place on Davenport Neck, New Rochelle, formerly known as the Long Wood property, a tract of seven and one-half acres with a large residence. The buyer is F. Berenford, who married a Rockefeller, widow of Oliver and Adrian Iselin. The selling property was owned by the adjacent property of F. Berenford, a cousin of Lord Berenford. The property is said to have cost Mr. Fisher $[illegible] and has been held at about this figure.

Out of Town Hotels Change Hands.

[illegible]

Building News.

[illegible]

Yesterday's Auction Sales.

[illegible]

Sport Elms Fox Hounds Derby.

[illegible]

Good Entry for Mercury A. C. Marathon.

[illegible]

Pool.

[illegible]

REAL ESTATE AT AUCTION | REAL ESTATE AT AUCTION

Executors' Notice

The properties of the M. W. Bogue Estate will be disposed of

At Absolute Auction Sale Thursday, Dec. 8, 1910

at 2:30 o'clock noon, at the Exchange Salesroom, 14 Vesey St., N. Y. City.

The properties comprise twenty-three parcels with seven exceptionally well located corners.

70% of the purchase price may remain on long term mortgage for one, two or three years at **4½%**

Title Policies Free of Cost to Purchaser.

An illustrated catalogue showing surveys, descriptions, rents, leases, transit facilities, &c., may be obtained upon application at the following offices:

De Witt, Lockman & De Witt,
Attorneys for Estate,
John T. Lockman, Counsel,
30 Nassau Street, N. Y.

Joseph P. Day
Auctioneer
31 Nassau Street, New York City

Horace S. Ely & Co.,
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FACTORIES Wanted in New York, New Jersey and Connecticut. Give full particulars. WOODRUFF FACTORY EXCHANGE, 29 West 34th st., New York.

NEW JERSEY REAL ESTATE FOR SALE

ELIZABETH, N. J. For sale one of the finest residences in city, 15 rooms, 2 baths, all improvements, hardwood trim, shade trees, shrubbery, best location, corner property, and 90x150. NO AGENTS. Reply reasonable. SHEEP & MORGAN, Elizabeth, N. J.

HIGH, HEALTHFUL N. J. section, acreage lots, farms, houses, bargain prices. BROKAW, 160 Broadway, N. Y.

REAL ESTATE FOR SALE

ELEGANT 4 story brownstone private house, 47th st., near Riverside Drive. F. M. DEW, 133 Broadway.

APARTMENT HOTELS.

HOTEL LE MARQUIS
12 to 16 East 31st street
Apartments to be leased with or without furniture for the season or year.

F. W. Rego, [illegible] at auction on Thursday, Nov. 17, 1910, at 11:45 o'clock, at Daniel Desvernine's Sale Room, No. 37 Liberty street, the following described premises, viz.: All that certain lot, piece or parcel of land, situate, lying and being in the City of New York, County of New York, and bounded and described as follows: Beginning at a point on the southerly side of Pearl street, distant 200 feet 6 inches westerly from the corner formed by the intersection of the southerly side of Pearl street with the westerly side of Water street; running thence westerly along the southerly side of Pearl street 25 feet 6 inches; thence southerly parallel with Water street 100 feet; thence easterly parallel with Pearl street 25 feet 6 inches; thence northerly parallel with Water street 100 feet to the southerly side of Pearl street, the point or place of beginning. Being the premises known as No. 87 Pearl street. Subject to a mortgage dated June 15, 1906, made by Frederick Ehrlich to Sarah Ehrlich, Executrix of the last will and testament of Sarah Ehrlich, deceased, to secure the payment of $[illegible] with interest thereon at the rate of 5 per cent per annum, payable semi-annually, and duly recorded in the office of the Register of the City of New York in Liber [illegible] of mortgages, page [illegible]. Also subject to a mortgage dated [illegible]