# BUYS SITE FOR NEW 4TH AVE. BUILDING

## R. P. Zobel to Erect Tall Structure at 28th Street—S. K. Jacobs Plot Seller.

## UPTOWN APARTMENT SALE

## Two Houses on Audubon Ave. in Trade for 125 Lots in New Jersey.

Robert P. Zobel has bought from Samuel K. Jacobs, for a reported consideration of $450,000, the northwest corner of Fourth avenue and Twenty-eighth street, comprising six four and five story buildings, having a frontage of 78 feet on the street and 94.1 feet on the avenue. The buyer will erect a tall commercial structure from plans by Frederick P. Zobel. Nelson & Lee, Inc., negotiated the present sale and will be the agent for the new building. Mr. Jacobs acquired the property almost a year ago from the Edgar estate of Newport, R. I. It was said then that the buyer would erect a loft building on the site.

### HEIGHTS APARTMENTS SOLD.

Brown Brothers have sold the block-front on the east side of Audubon avenue between 172d and 173d streets to Louis Stein and W. J. Rich of the Rich Development Company. The property consists of two six story elevator apartment houses with total frontage on the avenue of 194.6 feet and 95 feet on each street. The property was held at $395,000. New Jersey property was given in part payment. The sellers did not erect the houses, but purchased them about two years ago.

### EAST SIDE FLAT IN A TRADE.

The D. H. Jackson Company has sold to Arthur G. Schaffner, 16-20 Broome street, northeast corner of Mangin street, a six story modern tenement on plot 50x75. Meyer Levinsohn was the broker in the transaction. The Jackson company bought the property last year from Henry Wendt. In part payment Mr. Jackson took the Frank Hallock farm near Greenwood Lake in the township of Warwick, N. J. The sale of the farm was reported in THE SUN several days ago. The farm contains 251 acres fronting on two of the leading State highways in that section. On the property is an old mansion erected half a century ago and several out buildings. The property has been held at $25,000.

### LENOX HILL HOUSE SOLD.

Mrs. Andrew McKinney has sold through the J. P. Whilton-Stuart Company, the five story American basement residence at 26 East Seventy-sixth street. The house was held at $75,000, and occupies a lot 19x102.2, between Madison and Fifth avenues.

### BUYS WEST SIDE HOUSE.

WEST 76TH STREET—William B. May & Co. have sold for Thomas Thacher 318 West Seventy-sixth street, a three story and basement dwelling on lot 20x102.2, between West End avenue and Riverside Drive. The new owner will alter the house for his own occupancy.

CONVENT AVENUE—Moore, Schutte & Co. have resold for John Albert the three story and basement dwelling at 427 Convent avenue to Dr. C. M. Hoblitzel for occupancy. Mr. Albert bought this property three weeks ago through the same brokers.

### ASTOR STRAIGHTENS LINES.

William Vincent Astor, to round out a property in the Bronx, has closed an exchange through Pease & Elliman with the Hunt Land Corporation, which sold to Mr. Astor the block front on the east side of Cruger avenue, as laid out on the city map, between Bear Swamp road and Brady avenue. In exchange the Hunt Corporation was given eighteen lots on the west side of Holland avenue, as laid out on the city map, running north from Brady avenue 450 feet, together with the interior lots abutting the property of the Hunt Land Corporation fronting on Cruger avenue in the same block. The exchange eliminates the irregular boundaries between these properties.

### TRADING IN BRONX FLATS.

EAST 156TH STREET.—The Benenson Realty Company has bought from the James F. Meehan Company 1015 East 156th street, a five story modern flat, on plot 40x100, near Southern Boulevard. In part payment the Benenson company gave eight lots in the Unionport section, on Castle Hill, Story and Grindy avenues.

WILKINS AVENUE.—John J. Tully has sold 1460 and 1462 Wilkins avenue, two five story modern flats, each on plot 37.6x100. Eleven houses of a group of sixteen purchased recently by the selling company from the Fleischman Realty Company have now been resold.

STEBBINS AVENUE.—The Fulton Leasing Company has sold for Carl Ernst 1382 Stebbins avenue, a two story frame dwelling, on lot 25x103, to Benjamin Mandolowitz and resold for the buyer to Nathan Sacks.

### BROOKLYN HOMES AND PLOTS.

The Frank A. Seaver Company has sold 1941 and 1943 Sixty-second street, one family dwellings, for C. H. Schultheis to an investor; also the cottage at 1048 Seventy-third street to John Cavanaugh for occupancy; five lots at the southwest corner of Sixth avenue and Seventy-second street for George Graham to an investor; plot 50x100, south side of Seventieth street, for Benjamin Schwartz to a builder for improvement, and five lots, south side of Eighty-seventh street, 201 feet east of Fourth avenue, for William Wharton to an investor.

### BUY NEW JERSEY HOMES.

Mountain Lakes, Inc., the company developing the 1,000 acre residential park at Mountain Lakes, near Boonton, N. J., has sold dwellings during the last week to James A. Kenney, E. Westerburg, proprietor of Faunces's Tavern; H. K. Cramer of the *World*, and R. M. Fich.

### RECENT CITY BUYERS.

Mrs. Clara L. Kellogg is the buyer of 28 West 124th street, sold recently by the Revenue Realty Company.

### BUYING ON JERSEY COAST.

F. Bradley Cox, general manager of the Asbury-Belmar Estates, reports recent sales as follows: To Stephen Arnott of Far Hills, N. J., one-half acre plot; to Charles R. Haydn one acre plot, and one-half acre plots to Joel C. Perry of Ocean Grove, Leonard L. Broome, J. Harper Connolly, Elwood M. Rogers, G. Frank Radcliffe, Anna M. Butcher and Arthur R. Stanger of Philadelphia.

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### NEW FT. WASHINGTON AVE. FLAT

**$100,000 Building to Be Erected at 169th Street Corner.**

Gronenberg & Leuchtag, architects for the 114th Street and Seventh Avenue Construction Company, Max Weinstein president, have filed plans for the construction of a six story tenement house on the northwest corner of Forth Washington avenue and 169th street. It will have a frontage of 96.7 feet and a depth of 85.5 feet. The cost has been estimated at $100,000.

### $15,000 THEATRE FOR 116TH ST.

Gross & Kleinberger have filed plans for a one story moving picture theatre at 104 and 106 West 116th street for Samuel Fox as lessee. It will have a frontage of 40 feet and a depth of 100.11 feet. The Arco Realty Company is the owner. The cost has been estimated at $15,000.

### TENEMENT FOR 182D STREET.

On the north side of 182d street 100 feet west of St. Nicholas avenue a five story tenement is to be built for Henry Sullivan as owner. It will have a frontage of 96.7 feet and a depth of 85.5 feet. J. C. Cocker is the architect. The cost is estimated at $35,000.

### TO ENLARGE HEBREW SCHOOL.

The six story school building of the Hebrew Technical Institute at 28 to 36 Stuyvesant street is to be enlarged at a cost of $125,000. Rouse & Goldstone and Joseph L. Steinam are the architects.

### $130,000 IN NEW BRONX FLATS.

The Kreymborg Architectural Company has filed plans in The Bronx for a five story brick tenement house, 88x92, on the southwest corner of West Farms road and 167th street for the Absor Realty Company at a cost of $60,000, and for two five story brick tenement houses, each 40x88, on the south side of Fox street, 100 feet east of Avenue St. John for the Mack Construction Company, Dudley S. MacDonald, president, at a cost of $70,000.

### APARTMENTS AT BRONXMONT.

The New York Realty Owners, owners and developers of Bronxmont properties, located on the Bronx Parkway reservation, at the junction of Yonkers avenue and Bronx River road, are having plans drawn for a series of apartment house buildings to be 35x86 feet, to be built on lots 50x100. The construction will be of terra cotta and ornamental brick, and the houses will be four stories and contain all modern improvements, including steam heat and electric lights. There will be ten rooms on a floor and two baths, each floor arranged for two families. Large courts between the houses will furnish direct light and air, as well as ample space for playgrounds for children. These houses will be built on the west side of Bronx River road, about 100 feet south of Yonkers avenue, and near the new bridge recently completed over the Bronx River, connecting Yonkers with Mount Vernon. This company is also arranging to construct ten single family houses of stucco and hollow tile. These houses will contain seven rooms and bath, electric light and gas and hot water heating.

### STILL LEASING FOR BUSINESS.

**Firms Take Space in All Parts of the City.**

The Fulton Leasing Company has leased in the Commonwealth Building, 284-6 Pearl street and 105-7 Beekman street space to Thompson & Hendrickson, Abrahama M. Van Praag, Independent Sponge Company, Inc., S. Caplan & Co., J. N. Bogle and H. M. Bellin Photo Company, also the new three story stable at 337-9 Water street to the Acker Trucking Company for a term of years.

M. & L. Hess have leased the store at 213 West Fortieth street to Adolf Prince, the store at 11 West Seventeenth street to E. Bocher and the building 154 West Twenty-ninth street to A. Edmonston.

Moore, Schutte & Co. have leased for Thomas McBride the store at 1689 Amsterdam avenue to a client for a term of years.

C. F. W. Johanning has leased to Henry Treuhold the store 2076 Eighth avenue for five years and stores in 2102 Eighth avenue to Bruns Bros. and Charles Meyer.

The M. Rosenthal Company has leased a floor at 491 Sixth avenue to the Hopp Press.

### FINE CITY HOUSES RENTED.

William B. May & Co. have leased for a term of years the late Colonel Harris's residence at 306 West Seventy-fifth street, which occupies a plot 35x140. The lessee is Charles H. Venner.

Goodwin & Goodwin have leased for the estate of William R. Beal to the Vigilant Cycle Club the dwelling at 1 West 121st street.

### NEW REALTY CORPORATIONS.

The following realty corporations were chartered at Albany yesterday:

Riverside-Eighty-eighth Street Corporation, Manhattan, capital $3,000; directors, C. Augustus Meier, C. H. White and Gertrude A. Vanderbilt, New York.

Kings Home Company, Brooklyn, capital $25,000; directors, William D. Buckner, Brooklyn; W. G. Lynch and William F. McCombs, New York city.

Ilemer Estates, Inc., Rockville Centre, capital, $500,000; directors, Moses Morris, Joseph G. Echenbaum and William Schaumberg, New York.

Mount Eden Company, Mountaindale, N. Y., capital $75,000; directors, Morris Moscowitz, Bronx; Sarah Fried, Brooklyn, and Herman Goldberg, Mountaindale, N. Y.

Lawson Holding Company, Lagrangeville, N. Y., capital $10,000; directors, Moses Morris, William Schaumberg and J. G. Eichenbaum, New York city.

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9 and 10 rooms and 1 and 2 bathrooms. Neighborhood highly restricted. Steam heat; lawns and shrubbery in front and rear; 20-foot roadway in rear for tradesmen, autos, etc. 18 minutes from Manhattan and Brooklyn.

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good soil; very high land; big markets here; near 3 large towns; fine chance to be independent; $100 will start you; balance $12 a month. Address BARGAIN, box 48 Sun office.

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cozy house; fine garden soil; very high; good neighborhood; near trolley and station; one hour out; best of boating and fishing; must have $150 cash; balance $12 a month. Address COUNTRY, box 162 Sun office.

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### LEASES CEDARHURST PLACE.

The Payson McL. Merrill Company has leased for a term of years for Mrs. Thomas F. White her property on Maple avenue, between Central avenue and Broadway, Cedarhurst, consisting of dwelling and outbuildings and about two acres of land to Carl G. Rasmus.

Van Norden & Wilson have leased for the season the furnished cottage of Henry Geidel at Lawrence, L. I., to Mrs. William Henry Frances; also leased through Lewis H. May Company the furnished cottage of Lloyd Craft at Lawrence, L. I., to Mrs. Richard Windolph Horne.

### TOURING AGENT ON BROADWAY.

George E. Marsters, tourist agent for the past seven years at 31 West Thirtieth street, has leased offices at 1246 Broadway. Mr. Marsters will move to the Broadway offices May 1.

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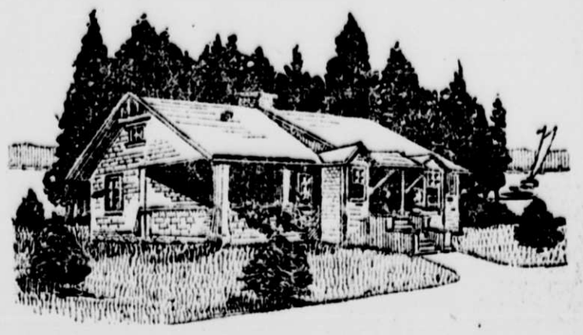

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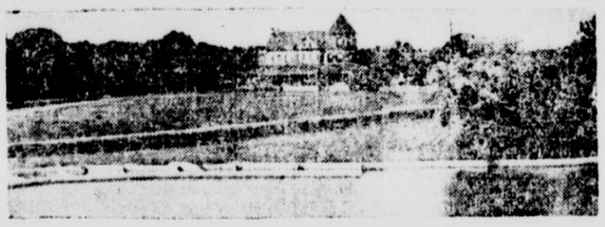

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