HOMES REPLACE OLD PLEASURE RESORT

Manhattan Beach Completely Transformed---Pleasure Places Removed ---Now a Fine Home Section

It is just ten years since the estate of Austin Corbin, once head of the Long Island Railroad, decided to give over the land of Manhattan Beach to the homes of New Yorkers who wanted to live in the clear, bracing, healthful atmosphere of the oceanside. Last week the last reminder was removed of the days of Gilmore, Sousa and their bands, of Tom Platt, the "easy boss"; of Pain's fireworks and of a host of well known men and women whose names were linked with Manhattan Beach during many summers.

The old Oriental Hotel, the social centre about which all the seashore life revolved, was razed, leaving only the bathing pavilion as a final landmark to remind one that this splendid home community was once New York's most aristocratic and most pleasing seaside resort. Few New Yorkers of ten years ago or more but will regret the passing of this famous old place; to spend a summer's evening there—a swim, dinner, the fireworks, Sousa and a show and then home by the last train—was something long to be remembered.

That was ten years ago. To-day the pleasure seeker will find that Pain's old amphitheatre is now covered by comfortable looking, well built, artistic homes. Where Sousa and Gilmore used to entertain thousands are more homes. The spot on which stood the open air theatre, where De Wolf Hopper, Frank Daniels and a score more of well known comedians amused the city's pleasure seekers, is now the site of homes. Where you had those delicious dinners on the veranda of the Manhattan Beach Hotel are still more homes. In fact the Manhattan Beach of to-day is not a resort at all unless the maintenance of the splendid bathing pavilion makes it such. It is essentially New York's seaside home community. Soon homeseekers will be comfortably housed in dwellings on the site of the old Oriental Hotel, for it has gone the way of all its old associates to make room for more homes.

To make Manhattan Beach the garden spot it is to-day has required persistent efforts during the decade of development and the expending of a good sized fortune. But if results mean anything the efforts were well directed and the money was well spent, for New York has gained a seaside home community beyond compare. Up to this time 120 homes have been erected and occupied, ranging in price from a minimum of $8,500, with their land. Among the owners are men in practically every field of endeavor, professional and business men, many of them well known in New York city affairs.

Many reasons can be given for the remarkable growth of Manhattan Beach as a residential community. First of course is its old motto, "Swept by Ocean Breezes," for by actual record it is cooler in summer than any other part of New York city and slightly warmer in winter because of the resistance of the sea air to great atmospheric changes. But Manhattan Beach never could have grown to its present proportions without good transit service.

One residing there needs no time tables, for the Brighton Beach elevated road from the Manhattan end of the Brooklyn Bridge has trains to the beach every few minutes. Soon a branch of the great dual subway system will provide even better service.

Added to these attractions and conveniences are the physical developments, which not only include the ordinary improvements of made streets, sidewalks, curbs, water, gas, electricity, telephone and sanitary sewer system, but decidedly attractive landscaping as well. All of what was once a sandy stretch has been made to grow lawns, shrubbery and trees. The streets and avenues are lined with fine maples that already give promise of leafy arches throughout the estates. It is in this attractive setting overlooking the wide expanse of the sea that the splendid homes of Manhattan Beach have been erected.

Some of them even front on the wide esplanade running along the ocean the entire length of the estates, built at a cost of more than $1,000,000 on top of a great sea wall that forever will protect the shorefront from a storm lashed sea. Other homes overlook the placid waters of Sheepshead Bay, which separates Manhattan Beach from the mainland. Here is a splendid harbor for sailing craft or motor boat. A resident of Manhattan Beach can almost keep his pleasure craft in his own back yard.

These are the physical attractions that have made Manhattan Beach Estates what it is to-day. But the property has been brought within reach of the homeseeker through the liberal policy of Joseph P. Day, the sales manager, in building up the community. Mr. Day's policy has been to permit home or lot buyers to pay cash if they desired, part cash or little cash with reasonable instalments. Above all his aim has been to provide investments on which owners can realize easily if reverses ever come. Mr. Day says that at present prices Manhattan Beach lots and homes are the best local real estate investment that a man can have.

BUSINESS SPACE RENTED.

Bastine & Co., as agents, have leased the ninth floor at 15-17 West Twenty-sixth street, to Schram & Bendell, manufacturers of cloaks and suits, and at 12 East Thirty-second street, the top floor to the Loeb Dress Company.

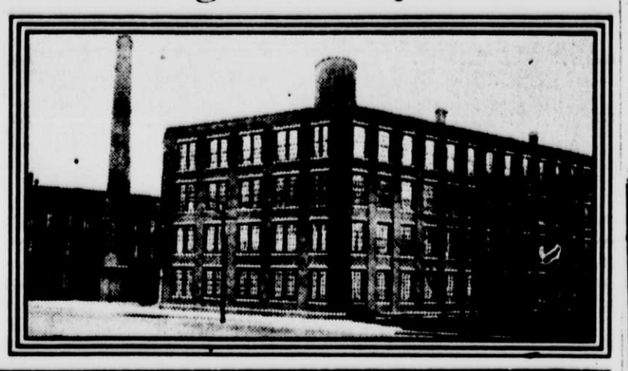
Duross Company has leased for August Silz 254-6 West Seventeenth street to M. Barnett; for Frank J. Faherty, 190 Seventh avenue, to Charles J. McGovern; store at 75 Eighth avenue, to George Baker; store and basement at 803 Greenwich street to Philip Hano.

Factories in Demand---Bridgeport Shirt Plant Bought on Speculation

Joseph P. Day has sold for the Star Shirt Manufacturing Company to William B. and Archie Wheeler its plants on Golden Hill, Bridgeport, Conn. The Star Shirt Company purchased recently a plant in Baltimore and will concentrate its manufacturing efforts at that place. The Connecticut plant is one of the landmarks of Bridgeport.

The new purchasers will remodel and rent the place for light manufacturing. It contains a total floor area of about 70,000 square feet.

The buyers are the sons of Nathaniel B. Wheeler, one of the pioneers in the manufacture of sewing machines, who have a large plant in Bridgeport. This is the second large Bridgeport factory sold in the last few weeks by Joseph P. Day, the other deal involving the plant of the Birdsey-Somers Company, which was purchased by the American Graphophone Company.



CITY AND SUBURBAN SALES AND LEASES

Trading in real estate yesterday was of the volume and quality usually done on a Saturday in summertime. Sales and leases were few and of little importance. Principal interest centred in the filing of plans for two large apartment house projects, one for either side of Manhattan. The suburban market showed continued activity, with numerous sales and leases of country residences.

FLATS AND DWELLING SOLD.

VALENTINE AVENUE—Stubenwoll Bros. have sold Valentine Court, a five story apartment house on the southwest corner of Valentine avenue and 197th street, to Mrs. Nanette L. Maupai for investment. The property was held at $45,000.

EAST 121ST STREET—Edward H. Burger has bought for cash the ten family tenement house at 72 East 121st street. The building will be entirely renovated.

MARION AVENUE—The White Realty Company has sold the dwelling at 2[illegible] Marion avenue to a buyer for occupancy.

BUYS L. I. CITY HOME.

Hammond & Fay have sold the six family frame house at 266 Thirteenth street, Long Island City, for Miss P. H. Graham of Freeport, L. I., to David J. Coughlin, who will occupy it.

BUILDERS BUY AT KEW.

The Kew Gardens Corporation has sold to the Abingdon Building Company a plot 60x101, on the east side of Austin street, north of Mowbray place, Kew Gardens, for immediate development.

BRONX BAPTIST CHURCH.

Plans have been filed for a $35,000 church to be erected on a plot 50x99 at the southwest corner of Creston Avenue and 189th Street by the New York City Baptist Mission Society, H. H. M. Kinney president. Stoughton & Stoughton are the architects.

REAL ESTATE—WESTCHESTER. | REAL ESTATE—WESTCHESTER.

Nothing contributes more to the livableness of a suburban community than

HANDSOME SHADE TREES

TWENTY YEARS OF INTELLIGENT TREE PLANTING AT BRIARCLIFF MANOR

is now beginning to yield its full benefit of ornament and shade. These can be enjoyed by buyers of quarter acre plots near the station equally with those who desire larger parcels.

Full particulars and prices will be cheerfully furnished by

BRIARCLIFF REALTY COMPANY
BRIARCLIFF MANOR, N. Y.

Or FISH & MARVIN, 527 Fifth Ave. OR ANY BROKER.

NEW JERSEY REAL ESTATE FOR SALE. | NEW JERSEY REAL ESTATE FOR SALE

OVERLOOKING BEAUTIFUL MOUNTAIN LAKE
DELIGHTFUL ALL-YEAR VILLA
Plot 100x1215 Ft. Close to Water.
SACRIFICE $7,500, EASY TERMS

Ideal Commutation to N. Y. City. Express Service.

Finely situated in most charming select neighborhood near the city; magnificent water views; elev., 800 ft.; cool in summer. House has beautiful living room with fireplace, dining room and servants' quarters on first floor. Seven large bedchambers; 2 baths. Everything is modern; all conveniences, electric light; parquet floor, walls panelled, beamed ceilings, etc. Golf, excellent country club, churches, schools are here; splendid facilities for bathing and boating, good fishing. Send for photographs.

MOUNTAIN LAKES, Inc.
170 B'way, Tel. 1521 Cort.

Ideal Commuter's Country **Home** Sale or Rent.
Near RED BANK. Acre of land. Large modern house, excellent condition; all conveniences; two-story barn. Spacious lawn, beautiful shrubbery, fruit and shade. Exclusive neighborhood. Convenient to R. R. Exp. Sta. & Trolley. All shore and country advantages. Particulars and views on application.
G. W. ZUCKER Kinney Bldg. Newark, N. J.
Graduate Agriculturist.

IS YOUR TITLE CLEAR?
If your real estate title is insured, the answer is obvious. If you own real estate in Bergen or Rockland Counties and the title is not insured, write for Booklet K. Our guaranteed mortgages are a capital investment. Ask us about them.
North Jersey Title Insurance Co., Hackensack, New Jersey.
N. Y. Rep., Glenn K. Carver, 89 Wall St.

"ATLANTIC HIGHLANDS"
14 room House, furnished; excellent condition, all modern improvements, on FOREST CIRCLE SECTION, near railroad station and boat landing, on the Shrewsbury River; high elevation, large plot; will sell at a sacrifice to quick buyer; terms to suit. PHOTOGRAPHS AND PARTICULARS AT Owner, Room 205, 200 Broadway, N. Y.

At Upper Montclair, N. J., Park St. Station—For sale, attractive 8-room cottage; complete home; all improvements, steam heat, electric light, gas, &c.; good location, convenient to depot, schools, &c.; lot 50x165; $6,500, $1,000 cash, balance easy terms; perfect home and good investment for young married couple or small family. H. L. Moxley & Co., 320 Broadway, N. Y.

BEAUTIFUL Cobble Stone Bungalow in Woodcliff Lake, N. J., four hundred and fifty feet elevation, overlooking a beautiful private lake; twelve large rooms, billiard room; sleeping porch; the most picturesque spot in Northern Jersey; one hour to New York. "A bargain." S., Box 146 Sun.

BEAUTIFUL property in Essex Fells; large Elizabethan house in stone, brick and stucco; all modern conveniences; over 7 acres in lawn, shrubbery and woodland; elevation 600 feet; clubhouse, golf and tennis, ice skating; fine schools, dry, clean, quiet and select; price $60,000.00; $40,000.00 may remain on mortgage. Address F. M. CRAWLEY & BROS., Montclair, N. J.

THE ORANGES Send for free handsome "Booklet of New Homes" 7-12 rooms; 1-2-3 baths; $6,500 to $12,500. PHILIP S. BOWERS & CO., Newark, N. J.

"NUTLEY IN A NUTSHELL." 1916 facts about the "Ideal Home Town." SECRETARY, NUTLEY, N. J.

FOR SALE OR RENT.

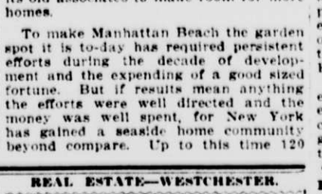
For Sale or Rent in the celebrated Rumson Park, furnished cottage, 5 master's rooms, 4 servants rooms, 3 baths, all modern conveniences; water, electric light, &c. Water front on property, 2½ acres of ground, garage and stable, with house-keeping apartments; property adjacent to golf course. For further particulars apply to WILLIAM HINTLEMAN, Rumson, N. J.

SUMMER COTTAGES FOR RENT.
NEW HAMPSHIRE.

TO LET—A fully furnished and electric lighted four room camp with two 10-ft. porches, situated on the river bank overlooking a 5-mile view of river; fine fishing and bathing; hotel, stores and R. R. station within 3 minutes walk. Address MRS. H. B. DANNE, Dover Point, N. H., or Phone Dover, N. H., 254-14.

REAL ESTATE.
NEW YORK CITY.

42D STREET
Between 10th & 11th Avs.
Plot 117x100, for sale cheap; must sell to settle estate; choice for any line of business; easy terms, or will build to suit tenant. OWNER, room 205, 200 Broadway, N. Y.



Water View from Veranda

Picturesque Home on Water
Actual Ownership Shore Front—Private Dock
Price Reduced $5,000 to Sell Now
TERMS TO SUIT.
Has twelve fine rooms, three baths, huge living room, with fireplace, dining room, kitchen and fully equipped pantry on first floor. Four master's bedrooms and two baths on second floor. Billiard room, two bedrooms and bath on third floor. A beautifully appointed home. Huge verandas and open terraces. Unusual country advantages and every city convenience are here. A fine club, golf, schools, churches, lakes are conveniently near. Send or telephone for full particulars.
GEO. R. PEARE.
640 Riverside Drive. Tel. 6900 Audubon.

AN UNPARALLELED REAL ESTATE OPPORTUNITY
offered by
Banking Department State of New York
to quickly close the business of two corporations. A large number of choice home sites in restricted sections at GRANTWOOD, MORSEMERE, LEONIA, RIDGEFIELD and TEANECK, New Jersey. Sacrifice prices of about 50% of former prices. All properties are within a five cent fare zone and within thirty minutes of Manhattan. Liberal terms. Title guaranteed.
For information address
Benj. D. Haight, Special Deputy Supt. of Banks
Care of Banking Dept., 61 Broadway, N. Y. City.

A REAL SACRIFICE
Beautiful new house, artistic outside and a model of perfection in its interior; six large rooms, tiled bath, front and rear porches, plot 60x120; large trees; park approach; flat street; 2 minutes to station; commutation $5.50 month; price, to sell quick, $4,500. 'Phone any evening after 7 P. M., Mrs. L. M. Callison, 111 Morningside Drive. Tel. Morningside 559.

Atlantic Highlands, New Dutch Colonial House and garage, nearing completion, on half acre plot, fully restricted, on new Ocean Boulevard, for sale at actual cost. Choice plots at reasonable prices in a restricted park. Address J. S. CRUSER, Atlantic Highlands, N. J.

REAL ESTATE FOR SALE—QUEENS.

OVERLOOKING LAKE.
Beautiful cottage, just finished, built for all-year home; owner cannot occupy; 6 large rooms, bath, open fireplace in living room; all the very latest improvements, full cellar, hot water heat, new model range; abundance of shrubbery; price $3,950, worth $5,000; responsible party can take possession for $450 cash, balance very easy terms; 25 minutes from city. C. BROWNE, 249 E. 14th St.

QUEEN ANNE COTTAGE
of 9 rooms and bath, near Long Island Sound; large open fireplace, sleeping porch; tiled bathroom; sewer, water, gas, electricity; 30 minutes from 23rd St. & 7th Ave.; shorefront privileges; deep water anchorage, etc.; $1,000 cash, balance can be arranged. C. STEPHENSON, 248 W. 34th St.

LONG ISLAND REAL ESTATE FOR SALE.

Little Farms
AT
HEMPSTEAD
LAWNS
$5 DOWN, $3 A MONTH
TOTAL PRICES ONLY $200, $250 and $300
Government reports show this section of Nassau County to be one of the most fertile. Best for chicken raising, market gardens, etc. WITHIN COMMUTING DISTANCE OF MANHATTAN AND BROOKLYN.
For those who have been looking and wishing for a small farm in a nearby suburb, this is a most unusual offer, that will be remembered for generations to come. Just what every man and woman, every businessman and investor, has been waiting for. Small farms at low prices and on easy terms.
Free Title Policies.
For full details call, write or phone Worth 4657. Send for copy of pic shown above, tells you how to start a Little Farm.
O. L. SCHWENCKE CO.,
Established over 20 years.
277 BROADWAY, NEW YORK.

OWNER moving away will sacrifice attractive country estate of five acres, hour from New York, in the hills of the North Shore, near golf course and bathing beach; modern dwelling 10 rooms, every improvement, two car garage, garden, orchard, shrubbery in perfect condition throughout. For price and photo address THEO. S. HALL, 47 West 34th St.

IDEAL home of 7 large, light, airy rooms and a fine bath, oak floors, wide spacious porch around house, summer kitchen, plot 75x150, variety of young fruit trees and berry patch, hot water heat, large attic and full cement cellar; convenient to depot, trolley and bathing beach; owner must have $500 cash and will arrange balance to suit. A. DONTON, box 124, Sun office.

COMMUTER SHOREFRONT HOME
Large shade trees, cozy old fashioned 9 room house, with improvements; fine beach, water views. A foreclosure price within the means of any one; must be sold this week. Write for photo and full description. Special farms and shore fronts. L. B. GILDERSLEEVE, 1 West 34th St., N. Y. C. Greeley 2244.

COUNTRY HOME
One acre, North Shore, facing the river, all year house of 8 rooms and bath; hot water heat; excellent condition, beautiful shade trees, artesian Kearney water system, barn, hennery, garden and some fruit. Price $6,000. A bargain for somebody. Daniel M. Gerard, 1270 Bway (33d St.), N. Y.

ACTUAL WATERFRONT
Beautiful plot of four lots right on the water; restricted locality; gas, electricity, water; 40 minutes from Brooklyn Bridge; city will dispose of considerably less than their real value for cash if bought at once. BALD, box 150, Sun office.

OLD FASHIONED BUNGALOW, 5 rooms, plot 80x110; water, electricity, city; needs few repairs; $100 cash, balance easy terms, title guaranteed. READ, box 126, Sun office.

POULTRY farm, 12 buildings, 6,000 capacity, 12 acres land, living house, modern improvements, $4,500. Photos and particulars. EMIL STEFFENS, Centre Moriches, N. Y.

FREEPORT WATER FRONT
bungalows and houses, $5,000 up; also building lots on Parkside Park, Freeport. Avoid high prices, easy terms. Send for particulars. JOHN J. RANDALL, CO., Freeport, L. I.

REAL ESTATE FOR SALE—QUEENS.

A Growing Community
OF COZY ALL-YEAR HOMES AT
HOWARD BEACH ESTATES
On Jamaica Bay
20 Minutes from Broadway
Four miles of improved waterfront, boat harbors, bathing beaches and casino. All city conveniences, no assessments. Get our special home owning plan NOW!
Write or phone for booklet
SMITH & RICHMOND, Inc.,
51 Chambers St. Phone Worth 3556

English Cottage
A dainty little home of 7 rooms, complete, ready to move into to-morrow, on a large plot of land at Addisleigh, less than ½ hour from Pennsylvania Station, or Flatbush av., Brooklyn; can be purchased for only $5,750, on easy terms. In a highly developed, restricted locality, convenient to schools, churches, markets and almost adjoining a splendid golf course and tennis courts. Write or phone me for particulars. CURTIS SMITH, 62 Sterling place, Brooklyn. Tel. 3987 Prospect.

Forest Hills Gardens
"A Forward Movement in Suburban Development"
15 Minutes from Penn. Station
Houses and Villa Plots For Sale.
SAGE FOUNDATION HOMES CO.,
47 W. 34th St., or Forest Hills, L. I.
Send for Booklet S.

SEE THE NEW HOUSES AT
Kew Gardens
15 minutes from Herald Sq.

Rah! Rah! Rah!
Rah! Rah! Rah!
Manhattan Beach! **Manhattan Beach!**
Sis! Boom! Ah!
Get in while it's **sissing**
Don't Wait for the Boom

Buy at **MANHATTAN BEACH NOW** and own a piece of water front property—that can always be turned into cash at short notice. There is an immediate demand for every residence erected at Manhattan Beach.

All improved lots south of Oriental Boulevard have advanced $100 per lot. The rapid sales in this section will force the price still higher within a few days.

MAKE YOUR DECISION TO-DAY. We made a very low price on the lots in this development to start off the campaign this summer. They are going very fast and every lot that is sold makes the market just that much scarcer. These lots have macadam streets, granolithic sidewalks and curbs, gas, electric lights, a modern sanitary sewerage system and a magnificent esplanade on the ocean front.

Easy to Reach **Manhattan Beach**
No Time Table Required
Elevated Trains and B. R. T. Trolleys All Day and All Night
You Can Buy for Cash or on Easy Terms. The Property Is Restricted until 1935, with Titles Guaranteed.
TAKE ADVANTAGE OF THESE LIQUIDATING PRICES, EVERY LOT IS A BARGAIN

Offices on Property Open Every Day. 'Phone Coney Island 158

Joseph P. Day
Sales Agent

Address Your Communication for Booklet to 31 Nassau Street

31 NASSAU ST., N. Y. C. TELEPHONE 744 Cortlandt.

WESTCHESTER REAL ESTATE FOR SALE.

It is Bungalow on Lake Mahopac
For sale at cost on easy terms.
Permanent Water Rights and Boat Mooring
WITHIN COMMUTING DISTANCE.
Photographs of Interiors and View of Property by Mail.
Mahopac Point Corporation
Dept. 81, 40 West 32d St.
Phone 9860—Madison Square.

WESTCHESTER REAL ESTATE FOR RENT.

FOR LEASE
Houses of all sizes furnished or unfurnished in River View Manor
Hastings Homes Company,
Hastings-on-Hudson, N. Y.

REAL ESTATE.

A WONDERFUL STOCK FARM, LINCOLN HIGHWAY AT LANGHORNE, PA. 20-acre stock farm, fully equipped except breeding stock; direct road Philadelphia to New York; Lincoln Highway, Langhorne, pop. 9; miles Trenton, 25 miles Philadelphia, 30 miles New York; Pennsylvania R. R. and Reading, Jersey Central, New York main line. A commercial proposition unequalled anywhere for local or railroad facilities; main highways, &c.; excellent farming and pasture lands, and its fertility growing corn, wheat, oats, hay, clover and 40 acres of luxuriant alfalfa; two stone residences and tenant house, nearly new half stone and timber barn; necessary outbuildings; large brook and springs; everything perfect condition and owner, non-resident owner orders quick sale; long time, credit if desired.
ARTHUR P. TOWNSEND,
Langhorne, Pa. Tues., Lincoln Bldg., Phila.

ARDSLEY ON HUDSON
Plots in Ardsley Park, adjoining the Club, 75x150, may be bought now from $1200 up. Our record of 50 plot sales in seven weeks shows what the club members think of the present reduced prices. Send for illustrated literature.
Griffen, Prince and Ripley, Inc.
18 East 41st Street, N. Y. C.

ESTABLISHED JULY 1847
BRYAN L. KENNELLY
Real Estate Broker—Appraiser & Auctioneer
156 Broadway Telephone 1547 Cortlandt

REAL ESTATE FOR SALE. | REAL ESTATE FOR SALE. | REAL ESTATE FOR SALE.
NEW YORK CITY. | NEW YORK CITY. | NEW YORK CITY.

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Manhattan Beach! **Manhattan Beach!**
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Address Your Communication for Booklet to 31 Nassau Street

31 NASSAU ST., N. Y. C. TELEPHONE 744 Cortlandt.

REAL ESTATE. | REAL ESTATE.

Factory Sites Sold

I have recently CLOSED FIVE DEALS for large industrial sites on the Meadows. The future of the Meadows at the head of Newark Bay has been established. Large plants are being erected on the property of the NEWARK FACTORY SITES, INCORPORATED, the greatest industrial development around New York City.

THE FORD MOTOR COMPANY have purchased eighty acres on the Passaic River and are planning the erection of an enormous plant.

THE KOPPERS COMPANY, of Pittsburgh, have purchased thirty-six acres fronting on the Hackensack River and are erecting coke ovens to cost about $2,500,000.

THE MARTIN DENNIS COMPANY, of Newark, have purchased twenty-four acres fronting on the Hackensack River and are erecting an enormous chemical plant.

THE EGYPTIAN LACQUER MANUFACTURING COMPANY have purchased and are planning the erection of a large plant.

THE NORTH AMERICAN COPPER COMPANY purchased 10.25 acres fronting on the Hackensack River and will erect a large plant.

WATERFRONT PROPERTIES WITH RAILROAD FACILITIES IN THE HEART OF A GOOD LABOR MARKET ARE BECOMING VERY SCARCE. If you are in need of or expect to require waterfront property, I advise your buying now.

The property of the NEWARK FACTORY SITES, INCORPORATED, is located at the head of Newark Bay, midway between Newark and Jersey City—two water frontages, PASSAIC RIVER and HACKENSACK RIVER.

Excellent Labor Market
Water and Rail Facilities.

31 Nassau St., N. Y. City. Joseph P. Day Industrial Dept. Phone 744 Cort.

FARMS FOR SALE.

Farm Bordering Sparkling Lake Nearly 30 Miles Long
It would cost $5,000 to replace the bldgs. as the barn alone cost $2,000 a few years ago. Aged owner retiring makes a surprisingly low price to insure sale before haying. The grand lake which runs 60 acre farm borders enjoys the reputation for having the greatest pike and pickerel fishing in the East; scenery charming beyond description, grand old shade trees on main road, daily mail, telephone, 2 miles to 2 depots and only one hour's drive to city. Splendid for apples, pears, peaches, convenient cottage house with 2 piazzas, furnace heat, running water. Big slate roofed barn with basement, poultry house for 500 hens. Live stock, wagons, tools, implements and growing crops included for only $5,500, part down. It is a peach for a summer home. For full details and picture of the lake bldg. see page 15, Strout's Monthly Making Farms, copy free. E. A. STROUT FARM AGENCY, Dept. 1026H, 150 Nassau St., New York. Tel. Beekman 3272.

TO LET FOR BUSINESS PURPOSES.

LOFT, 59 Orchard St.; elevator. Janitor, 57 Orchard. Address RIDLEY, 59 Allen.

SUMMER COTTAGES FOR RENT.

ON THE SHORE
Will rent my fully furnished modern bungalow, 5 rooms and bath, large stone fireplace, shore Casco Bay, overlooking ocean. Maine State night train from Grand Central, breakfast here following morning, season $300. Write owner, F. H. MERRITT, Scituate, Maine.

TO LET FOR SUMMER SEASON.

The Cobbles. A beautiful field stone bungalow, twelve rooms, sleeping porch, billiard room, overlooking beautiful private lake; completely furnished, one hour to New York, price reasonable. H., Box 148 Sun.

FURNISHED seven room cottage overlooking L. I. Sound; private beach; $250 for season. MRS. J. ALONZO HULSE, Wading River, L. I.

FURNISHED to October 1st, eight room house, large grounds, shade and fruit trees 167 Montagne Place, South Orange.

CONNECTICUT REAL ESTATE.

LARGE House, 35 acres, borders lake; improvements. Cedar Grove Farms, Darien, near New Canaan.

Factory Properties For Sale

UNION CARRIAGE & GEAR COMPANY PLANT
WATERTOWN, N. Y.
Plant is located on the Black River, from which 150 H. P. OF HIGHLY DEVELOPED WATER POWER BELONGS TO THE PROPERTY. Two excellent four story brick buildings, containing 75,000 sq. ft. floor space. Plant is situated near centre of city, but with room for expansion. Equipped with electric light, steam heat and railroad siding is available. READY FOR IMMEDIATE OCCUPANCY.

Worcester, Mass.
WEBB GRANITE WORKS.
Factory site of 10 acres, with railroad sidings. One story corrugated iron building of 30,000 sq. ft., 30 ft. clearance, suitable for any foundry work or heavy manufacturing, equipped with 700 H. P. engine and boilers. The property is situated near the junction of the Boston & Albany and Boston & Maine railroads, in a vicinity of abundant labor.

New Britain, Conn.
STATE TRADE EDUCATION SHOP.
EXCELLENT, MODERN manufacturing plant, consisting of 15,000 sq. ft. in one story brick buildings in fine condition, 4 acres of land with PRIVATE RAILROAD SIDING. Buildings thoroughly equipped with SPRINKLER SYSTEM, steam heat, electric light, shafting and good power. The property can be leased or purchased.

Brockway Motor Truck Company
HOMER, CORTLAND COUNTY, N. Y.
Manufacturing plant of 90,000 sq. ft., 4 acres of land, D., L. & W. R. R. SIDING, opposite the freight and passenger stations. Large two and three story frame buildings; electric light, steam heat and SPRINKLER SYSTEM, equipped with 280 H. P. boiler and 125 H. P. engine. Homer has a good supply of American labor and cheap coal. Can be purchased at 55c. per sq. ft. of floor space.

The Vaughn Motor Car Company Plant
KINGSTON, N. Y.
70,000 sq. ft. floor space, exclusive of sheds; five acre plot; RAILROAD SIDING; complete power plant; excellent labor market; plant located within one block of the centre of Kingston, along the West Shore Railroad. Kingston offers excellent railroad facilities and an opportunity to ship to New York by water. Plant is in excellent condition; ready for immediate occupancy.

Standard Woven Fabric Co.'s Plant
FRAMINGHAM, MASS.—21 MILES FROM BOSTON.
Modern FIREPROOF factory of 40,000 square feet. Buildings COMPLETED August 1st, 1913—main building 22x55. Three stories. Equipped with electric light, heat and SPRINKLER SYSTEM. Right of way for Boston and Albany R. R. siding provided for.

Plainfield, N. J., Plant
OF THE SPICER MANUFACTURING COMPANY.
Plant is located on West 4th St., three minutes from the Central Railroad Station. The buildings are of brick, steel frame, and a few wood frame buildings, having a total floor area of 15,000 square feet; also two-story office building, power plant in excellent condition; large water supply from private well. READY FOR IMMEDIATE OCCUPANCY.

Brooklyn, N. Y.
126-28-30-32 GREENPOINT AVENUE.
2½ blocks from ferry to 23d St. and 10th St., New York. Convenient to 34th St. Ferry, Long Island City. 23 MINUTES TO NEW YORK CITY HALL. BRICK BUILDINGS with about 36,570 SQ. FT. OF FLOOR SPACE. Steam heat, electric light. FIRE SPRINKLER and elevator.

Elizabethport, N. J., Plant
OF UNITED STATES PRINTING AND LITHOGRAPH CO.
Located in the industrial centre of Elizabethport, near the large plant of the Singer Sewing Machine Co. and the Elizabethport P. R. Station. EXCELLENT LABOR MARKET. ONE AND TWO STORY BRICK BUILDINGS, RAILROAD SIDINGS; 125,000 SQUARE FEET OF FLOOR SPACE. Steam heat—power plant, electric lights. SPRINKLER SYSTEM.

Manganese Steel Safe Company's Plant
PLAINFIELD, N. J.
Large, modern plant, located on tract of TEN ACRES, HAVING 2,200 FEET FRONTAGE on the CENTRAL RAILROAD OF N. J. MAIN BUILDING 80x325, with travelling crane, concrete floor, total floor area 50,000 square feet, modern brick buildings, high ceilings, railroad siding, power plant, GOOD LABOR MARKET; steam heat, electric lights.

Improved East River Waterfront
ENTIRE BLOCK
THE AMERICAN MALTING COMPANY'S property on Avenue A, between 63d and 64th streets, running through to the East River, excellent bulkhead, POWER PLANT, ENTIRE BLOCK FRONT ON EAST RIVER; large brick buildings, SUITABLE FOR MANUFACTURING, STORAGE OR TERMINAL PURPOSES.

Schaghticoke Woolen Mills
SCHAGHTICOKE, N. Y.—12 MILES FROM TROY, N. Y.
Located along the Hoosick River, in the Hoosick Valley, between Troy and Johnsonville, N. Y., reached by Boston & Maine R. R. FREE WATER POWER for about four months in the year. Electric power at very low rates. Brick buildings, 100,000 square feet of floor space. Boilers, SPRINKLER SYSTEM, electric lights. EXCELLENT MILL PROPERTY.

Rifton Mills on Wallkill River
9 MILES FROM KINGSTON, N. Y.
Water for manufacturing purposes the entire year. Two factories, three story buildings, heavy mill construction, 120,000 sq. ft. floor space, steam heat, electric lighting, 80 acres of land, 30 tenant houses. Suitable for any manufacturing purposes, especially those required to be away from city restrictions.

Jersey City Factory Sites
AMES & COMPANY plot, WITHIN 3 BLOCKS OF EXCHANGE PLACE, TUBE, PENN. R. R. STATIONS.
Ten minutes from Hudson Terminal Bldg., Manhattan. City improvements, Penn. R. R. siding, with freight yard opposite. Within 2 blocks of bulkhead line on Hudson River. Plots 100x100 and 100x200. Much larger plot can be purchased if desired. This is the most accessible factory location in Jersey City.

NOTE:—I MAKE A SPECIALTY OF HANDLING FACTORY PROPERTIES THROUGHOUT THE UNITED STATES. IF IN THE MARKET FOR A FACTORY, SEND ME YOUR REQUIREMENTS. IF YOU HAVE ONE TO SELL, SEND FOR MY SELLING PLAN.

31 Nassau St., N. Y. City. Joseph P. Day Industrial Dept. Phone 744 Cort.

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When you live in this famous Apartment House you have everything at your door. A location unsurpassed, transit facilities unexcelled. Large, private house rooms with abundant closet space, every modern, up-to-date appointment and largest open air garden in the city.
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Richmond Borough—Dwelling Houses to Rent.

In most beautiful section of Staten Island; twenty minutes from N. Y. Ferry; magnificent view of harbor; seven rooms, $600, including heat. S. N., P. O. Box 83, New York.

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Attractive 2d Mortgage Loan
Wanted by corporation $25,000 on high class, fireproof Riverside Drive corner Apt. Bldg., behind conservative Savings Bank first.
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The Braender
S. W. Cor. 102d St., Central Park W.
TEN-STORY FIREPROOF BUILDING
6-7-8 & 12 Rooms.
1 to 3 Baths.
Rents $900 to $2,200
Superintendent on premises.
PHILIP BRAUNDER, 345 Cor. A.

Borough of Richmond.

APARTMENT, 5 rooms, from New York, fine harbor view, modern conv., heat furnished, entire or part year. S. S., 1[illegible] Box 47, N. Y.