CITY REAL ESTATE.
Borough of Manhattan—For Sale.
Above 59th St.—5th Av. to North River.

# TENANTS OF HIGH CLASS APARTMENTS
## THIS CONCERNS YOU.

IF YOU DESIRE TO BE SURE OF YOUR OWN HOME AND OF THE AMOUNT OF RENT YOU PAY, AND TO AVOID BEING JUGGLED FROM LANDLORD TO LANDLORD—FROM SPECULATOR TO SPECULATOR—HERE IS YOUR CHANCE.

YOU CAN OWN YOUR OWN HOME BY JOINING IN CO-OPERATIVE OWNERSHIP OF ONE OF THE FINEST TEN STORY, FIREPROOF, CORNER APARTMENT HOUSES IN NEW YORK CITY, SITUATED IN ONE OF THE HEALTHIEST LOCALITIES AND IN THE HEART OF THE CITY, ALONGSIDE YOUR PLACE OF BUSINESS.

IT IS LOCATED ON CENTRAL PARK WEST AND ALMOST EVERY WINDOW GIVES A BEAUTIFUL VIEW OF NEW YORK'S HANDSOMEST PLAYGROUND, CENTRAL PARK.

FIFTY TENANTS, PAYING AN AMOUNT EQUAL TO ONLY 3½ YEARS' RENT, WILL JOINTLY OWN THIS PALATIAL HOME AND THEREAFTER PAY NOTHING BUT THEIR PROPORTIONATE SHARE OF THE OPERATING EXPENSES INSTEAD OF HIGH RENTS.

FIFTY APARTMENTS ONLY TO BE HAD OF FROM 5 TO 12 ROOMS EACH. FIRST COMERS GET FIRST CHOICE.

WRITE FOR CIRCULAR AND BOOKLET GIVING ALL DETAILS OF PROPOSITION AND FLOOR PLANS OF APARTMENTS.

SEABURY, CORN EXCHANGE BANK BUILDING,
81 EAST 125TH ST., ROOM 407.

# BUY: A West Side Dwelling

| | |
|---|---|
| $22,000 | Near West End Avenue, 17 feet; extension; 2 baths; possession October 1, 1920. |
| 25,000 | Modern three story 18 feet, near Central Park West, in the 80's, 2 baths; electric light; possession October 1, 1920. |
| 27,000 | Near Riverside Drive and 86th Street, 3 story, low stoop, beautiful condition, 2 baths; parquet floors; possession October 1, 1920. |
| 27,500 | West 81st Street near Columbus Avenue, 4 story; possession October, 1920. |
| 30,000 | Twenty foot, 4 story American basement, bath extension; beautiful condition; modern 12 story detail; possession. |
| 30,000 | Near Central Park West below 90th street, 20 foot; steam heat; 3 baths; possession. |
| 30,000 | In the 70's near Broadway, 5 story American basement, electric light; possession 90 days. |
| 30,000 | Near Riverside Drive, 20x60x100, 3½ story high stoop, bath extension; immediate possession. |
| 32,500 | Near 72d Street, especially adapted for physician, 3 baths; electric light; immediate possession. |
| 34,000 | West 73d Street near Riverside Drive, 4 story; cheapest house in New York; quick action necessary; possession. |
| 35,000 | In the 70's near Riverside Drive; modern 4½ story American basement; fine condition. |
| 45,000 | American basement near Riverside Drive, 20x90x100, extension, 3 baths; excellent condition; possession 90 days. |
| 65,000 | West End Avenue corner, one block from subway; steam heat; American basement; beautiful condition; a bargain. |

Full particulars

## SLAWSON & HOBBS
162 West 72d Street. Tel. 7240 Columbus.

# EXCEPTIONAL INVESTMENT AT PRE-WAR COST OF PRODUCTION

Modern 9 Story Fireproof Apartment House
125 x 100

Central Park West, S. W. Cor. 66th St.

Tentative plans have been prepared, showing that Building can easily be altered into Hotel without material structural changes.

*BING & BING*
119 West 40th St. Bryant 6410
Brokers Fully Protected.

## FOR SALE—LOTS
WEST 6TH ST., near Bowling Columbus av. and Broadway, N. Y. City.
IN HEART OF AUTOMOBILE SECTION.
Suitable for erection of garage or commercial building.
QUICK ACTION REQUIRED.
Opportunity, 185 Herald, Fulton st.

## 84th St., near Broadway
Two 26 Ft. 5 Story,
All Improvements.
Rent $17,000. Price $97,500
LEWIS H. MAY CO.,
18 West 37th. 'Phone Watkins—2125.

## AMSTERDAM AVENUE APARTMENT HOUSE.
HOT WATER ONLY.
In 90's, 25x75; stores on first floor, two five room apartments above; rents $1,125; price $30,000; mortgage $17,000 at 5% net rent, for 3½ years; terms.
E. C. H. VOGLER,
Amsterdam Ave., Corner 82d St.

## 5 STORY TRIPLE IN WEST 80'S
Steam heat, 25x100. Three C's on a floor, present low rental $4,584 per annum. Price $30,000, mortgage $18,000 at 5½%, three years.
PRINCIPALS ONLY.
E. C. H. VOGLER
Amsterdam Ave., Corner 82d St.

## 5 Story Walkup, in West 80's,
HALF BLOCK FROM BROADWAY.
25x100; two B's on floor; steam heat; rents April 1, $5,700 (low); price $42,000; mortgage $20,000.
E. C. H. VOGLER,
AMSTERDAM AV. AND 82D ST.

THREE STORY AND BASEMENT PRIVATE DWELLING, WEST SIDE, ABOVE 72D ST.; SIZE 18x62.2; ALL IMPROVEMENTS; EXCELLENT CONDITION; 10 ROOMS, 2 BATHS, 3 TOILETS; PRICE $20,000; CASH REQUIRED $4,000; EASY TERMS ON BALANCE.
COUGHLAN & CLISBY, INC.,
COR. B'WAY 200 W. 72D ST. COL. 441.

## 1,462 FIFTH AVENUE
5 story double flat with 2 stores, steam heat; $5,000 cash, balance mortgage; commission paid.
J. W. DOOLITTLE, Woolworth Bldg.

## 19 Lispenard St.
25x100, store and 3 lofts; $5,000 cash, balance mortgage; commission paid.
J. W. DOOLITTLE, Woolworth Bldg.

## RIVERSIDE, CORNER
108th st., 09x100, modern mansion, apartment site, reconstruction. ATLAS, 18 Broadway.

BARGAIN.—$35,000 over first mortgage buys a 7-story elevator, on Central Park West, in the 90's, rents low, $17,000; another bargain, $6,500 over first mortgage of $25,000 buys 5-story walk-up, well located on Manhattan av.; 10 lights bargain, $18,000 buys a 50x100 5-story walk-up, 2 B's, 2 S's; rents low, $11,000; price $70,000. ARTHUR CUTLER & CO., 280 St. Nicholas av.

BARGAIN.—Near this office, new law, 2-4, 2-3, rent $9,000; price $35,000. Call only. DAVIDSON, 1051 and Columbus av.

BELOW 110th st. (near Broadway).—Two first class walk-ups; price and terms right. BUILDER, 852 Columbus av.

CORNER in Lincoln square district, convenient to subway, "L" and four surface car lines; 100 feet on avenue; stores, all apartments; monthly tenants; old rental $11,000; with slight alterations can be increased to over $20,000. Price $95,000; mortgage $40,000, 5 per cent.
Siewson & Hobbs, 162 West 72d St.

DWELLINGS WITH POSSESSION.
125d st., near Lenox av., 10 rooms & B., $12,000
129th st., near Lenox av., 11 rooms & B., 12,000
127th st., near 7th av., 12 rooms & B., 8,500
139th st., near Mad. av., 10 rooms & B., 7,500
PORTER & CO., 159 West 125th st.

HOUSE, near Riverside; suitable two families, two baths, big yard; quick buyer gets bargain. Call OWNER, Audubon 3182.

MANHATTAN AV., corner above 116th st., five story feeder flat, size 25x90x100; old rent $4,080; new schedule over $6,000; price $37,500; only $7,500 cash required.
PORTER & CO., 159 West 125th st.

NEAR 72D SUBWAY. FOUR STORY DWELLING; ELECTRIC LIGHT, STEAM HEAT, PARQUET FLOORS; POSSESSION; SACRIFICE. LEROY COVENTRY, 200 WEST 72D.

SIX store elevator, near 116th st. subway station; now rented at $10 per room, brings $17,000; mortgages $95,000; price, $145,000; can be bought right.
Siewson & Hobbs, 162 West 72d st.

CITY REAL ESTATE.
Borough of Manhattan—For Sale.
Above 59th St.—5th Av. to North River.

# NEAR BROADWAY

9½ story fireproof store and loft building; 42 ft. wide. Present rents $26,800. Can be bought at $120,000.

**In the Pennsylvania Zone:**
A modern twelve story and basement store and loft building. Present rents $37,000. Can be bought at $335,000.

**Block Front on Manhattan Av.:**
Two seven story and basement modern elevator apartment buildings. Rents $72,000. Can be bought at $490,000.

**Riverside Drive Corner:**
140x110, seven story elevator apartment building. Rents $43,000. Can be bought at $510,000.

**124th St., Close to Broadway:**
Six story and basement elevator building, 108 feet x 101 feet deep. Rents $28,286. Can be bought at $175,000.

## PEASE & ELLIMAN
*Town Dwellings and Country Estates.*
340 Madison Avenue, N. Y.
Telephone 6200—Murray Hill.

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| 30,000 | Twenty foot, 4 story American basement, bath extension; beautiful condition; modern 12 story detail; possession. |
| 30,000 | Near Central Park West below 90th street, 20 foot; steam heat; 3 baths; possession. |
| 30,000 | In the 70's near Broadway, 5 story American basement, electric light; possession 90 days. |
| 30,000 | Near Riverside Drive, 20x60x100, 3½ story high stoop, bath extension; immediate possession. |
| 32,500 | Near 72d Street, especially adapted for physician, 3 baths; electric light; immediate possession. |
| 34,000 | West 73d Street near Riverside Drive, 4 story; cheapest house in New York; quick action necessary; possession. |
| 35,000 | In the 70's near Riverside Drive; modern 4½ story American basement; fine condition. |
| 45,000 | American basement near Riverside Drive, 20x90x100, extension, 3 baths; excellent condition; possession 90 days. |
| 65,000 | West End Avenue corner, one block from subway; steam heat; American basement; beautiful condition; a bargain. |

Full particulars

## SLAWSON & HOBBS
162 West 72d Street. Tel. 7240 Columbus.

## 12 Story Apt.
Desirably located on the west side, above 72d st.; can be bought right with terms; modern in every respect and presents good opportunity for a substantial increase in rentals. DERSCHUCH & CO., 150 Broadway.

## ATTENTION, INVESTORS!
Six story elevator, vicinity of 125d st. and Amsterdam av.; rents over $40,000; price $300,000; terms arranged. Six story elevator, Riverside Drive; rents very low, about $20,000; price $225,000; very good terms. Five story apartment, vicinity Broadway and 105d st.; price $26,000. Five story apartment, vicinity Amsterdam av. and 90th st.; price $45,000. Five story single flat, vicinity 145th and Amsterdam av.; price $25,000. Also a number of other choice investments, larger and smaller. What are you looking for? P. A. EDMISTON, 220 Broadway. Tel. 5845 Cort.

## West End Av. Corners.
SUITABLE FOR SERVICE STATION.
OVER 14,000 SQUARE FEET.
$130,000.
SUITABLE FOR ALTERATION TO SMALL SUITES.
POSSESSION.
PRICE AND TERMS RIGHT.
Chas. E. Williams,
505 5TH AV.

FOR SALE
## Viola Apartment House,
141, 143 West 127th.
Elevator; eighteen apartments; always rented; no brokers.
Apply 81 Maiden Lane.

WEST SIDE DWELLINGS 80th (near Columbus). Elegant three story. Asking $24,000. Terms.
80th.—4 story, 20 feet, 14 rooms, two baths. Possession 60 days. Asking $30,000. Terms to suit.
81ST-COLUMBUS AND AMSTERDAM. 3 story, $20,000. 4 story, $25,000. Possession October.
82D (NEAR CENTRAL PARK WEST). 3 story, Asking $30,000. Have many others.
LEONARD MORGAN COMPANY, Inc.
104 West 42d St.

## NOS. 3 & 5 WEST 103D ST.
PARK VIEW; TWO FIVE STORY APARTMENT HOUSES; TWO APARTMENTS OF SIX ROOMS AND TILED BATH PER FLOOR EACH; STEAM AND HOT WATER PLANT (COMMON TO BOTH); RENTS HAVE NOT BEEN RAISED, $8,400 PER YEAR; SUBJECT TO FIRST MORTGAGE OF $32,500; UNUSUAL OPPORTUNITY; MIGHT CONSIDER SOME TRADE.
A. E. THOMSON,
143 WEST 45TH ST.

## APARTMENT HOUSES.
I have two fine racing five story brick walk-up apartments in West 124th st. I am offering these houses at $34,000 each on very reasonable terms. If the same buyer will take both properties, will make concession. For particulars call
Franklin H. Brown,
41 Union Square, N. Y. Stuyvesant—2182.

## 3 Rooms, Bath and Kitchenette,
111 Manhattan Street,
Close to Broadway Subway Station.
New and ready for immediate occupancy.
Rent $80 per month.
SLAWSON & HOBBS, AGENTS,
162 West 72d St.

FOUR STORY AND BASEMENT PRIVATE DWELLING, WEST SIDE, ABOVE 72D ST.; SIZE 21x100.8x; ALL IMPROVEMENTS; GOOD CONDITION; 12 ROOMS, 2 BATHS; PRICE $23,000; CASH REQUIRED $5,000; EASY TERMS ON BALANCE.
COUGHLAN & CLISBY, INC.,
COR. B'WAY. 200 W. 72D ST. COL. 441.

## West Side, Above 72d St.
Corner apartment, rent $125,000, price $1,000,000; corner apartment, rent $80,000, price $600,000; apartment house, rent $70,000, price $550,000; two corner apartments, price $075,000.
SOCHOMSON, 500 West 147th st.

## WEST NINETIES.
Near Amsterdam avenue; five story double flat, not heated; old rents, $9,000; $27,000; $9,000 cash; 5 year mortgage.
John Peters, 210 East 14th St.

## 60TH ST., NEAR 10TH AVE.
PLOT 50x100, OR LARGER.
Suitable for Service Station.
Easy terms. Brokers protected.
F. B. ROBERT, 150 BROADWAY.

## West Side House for Sale.
Bargain, West 60th St., five story double tenement; 14 rooms on a floor; will rent $3,600; price $19,500; easy terms.
F. B. ROBERT, 150 Broadway.

## Near Morningside Park.
Five story double flat; not heated; rental $3,600; price $24,000; convenient location.
John Peters, 210 East 14th St.

TREMENDOUS bargain in the 70's; three story dwelling $20,000. LEROY COVENTRY, 200 West 72d.

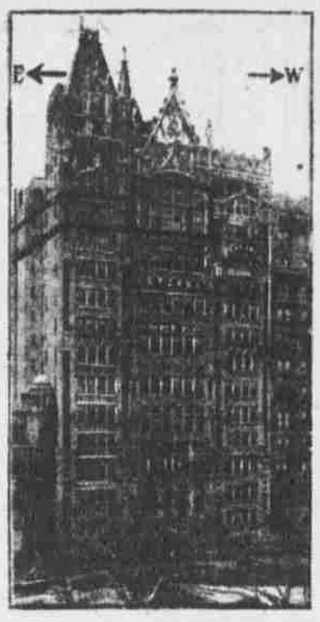
WEST 123D, Elevator apartment, $142,000; rental $23,000. KUHLKE, 101 West 25th.

72D ST., west of Columbus av., four story and basement private dwelling, 20x100; possession early. J. CLARENCE DAVIES, 51 East 42d st. Murray Hill 2287.

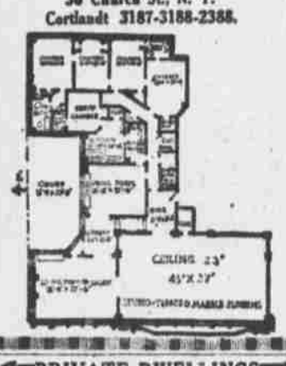
67TH, 23 West, three story, 12 rooms; possession. OWNER, 315 West 127th.

207 and 209 West 123d st., three story brownstone dwelling; price $5,500 each, or offers; mortgage $6,000; monthly tenants. VAN SANT, owner, 156 Broadway.

CITY REAL ESTATE.
Borough of Manhattan—For Sale.
Above 59th St.—5th Av. to North River.



# 44 W. 77th St.
opp. entrance to American Museum of Natural History.
Co-operative Apartment
Rooms.
10 Rooms, 3 Baths, extra Servants'
FOR SALE
at less than original cost, or
FOR LEASE.
Occupancy May 1, 1920.
Full details furnished by
R. C. COLMAN, Owner.
30 Church St., N. Y.
Cortlandt 3187-3188-2388.



## PRIVATE DWELLINGS
FOR SALE.
POSSESSION 30 DATE.
West 71st st., near Central Park West.—Three story and basement, 20x75; price $22,500; mortgage arranged.
West 78th st., near Columbus av.—Three story and basement, 20x103; price $25,000; mortgage $17,000.
West 84th st., near Central Park West.—Three story and basement, 16.8x102; price $20,000; mtges, $12,000.
POSSESSION OCTOBER 1, 1920.
West 86th st., between Columbus and Amsterdam ave.—Four story and basement, 20x100.10; price $37,500; mortgage $21,000.
MANY OTHERS.
E. C. H. Vogler,
Amsterdam Av., cor. 82d St.
Tel. Schuyler—9141.

Five-Story & American Basement Dwelling
Near Riverside Drive
$42,500
Perfect condition. Beautiful location. Home equal to $6,000 apartment.
At ½ Carrying Cost
FREDERICK ZITTEL & SONS,
79th and Broadway.
Schuyler 9700.

## 21 Year Lease For Sale.
TWO SEVEN STORY ELEVATOR APARTMENTS NEAR COLUMBIA UNIVERSITY. NET INCOME $25,000 A YEAR. PRICE $100,000; HALF CASH. APPLY
E. J. CRAWFORD,
185 Madison Ave. Tel. Vanderbilt 7393.

Washington Heights, Above 125th St., West of 8th Av.

## AN ABSOLUTE BARGAIN
40% to 50% Possible
on $40,000 or $50,000
Cash Invested in
Elevator Apartment House.
100x100; corner.
Loft Building
Yielding 25% to 40%
Bleiman & Co., 656 Broadway.

CUT YOUR RENT IN HALF AND BUY YOUR OWN HOUSE.
FOR SALE ON EASY TERMS
## Private Houses
WASHINGTON HEIGHTS AND WEST BRONX.
WITH OR WITHOUT GARAGE.
Price necessary $3,000 and upward. Occupancy from October or sooner, as desired.
Jules Nehring, 615 W. 181st St.

## Beautiful Home.
West 147th st., near Convent av.; possession May 1; three story and basement; 10 rooms; exquisitely decorated; marble bath; wonderful location; high class physician; choice neighborhood; this property, fitted up regardless of expense by wealthy owner, can easily be converted into high class apartments; terms reasonable. For permit call
Franklin H. Brown,
41 Union Square, N. Y. Stuyvesant—2182.

OPPORTUNITY FOR PRINCIPALS ONLY.
Seaman av., near 207th st.
Plot 5565x125.
Five story modern, 3's and 2's, and one 5.
Monthly Tenants.
Floors rented at $10 per room.
Neighboring houses rent from $12.50 up.
Total rents at $12,50 $14,000 per annum.
Price $82,500.
WM. C. & A. EDW. LESTER, 30 East 57th st.

TWO very choice five story flats, 50x100 each; 100 feet from Broadway, near the 145th st. subway. In prime condition. Can be delivered very much below present market prices. EXECUTOR, box 383, Herald, Fulton st.

## Private Dwellings, Washington Heights.
CALL FOR LIST.
W.D.Morgan, 3,573 B'way (147th st.)

## Four Story American Basement
Limestone, bay window front, hardwood trim and floors 18x52x100. 456 West 142d. ANDREW DAVEY, 5 East 124th.

A 4½ story American basement dwelling, 11 rooms, 2 baths, electric light; price $17,500; immediate possession; $10,000 mortgage.
DUFF & BROWN CO., 1,715 Amsterdam av.

A.—Low rents; houses not turned; 3 story new law, near Broadway; rents $16,000; easy terms; price $106,000.
DUFF & BROWN CO., 1,715 Amsterdam av.

A.—A. $22,000 buys 62 foot modern walk-up on West 172d; October rents $30,000; terms right. Principals only. P. O., 342 ann-Herald, Herald square.

ANNUAL rental $21,100; two 50 foot flats, $140,000. HUSTON, 317 West 145th.

ASKING $13,000; private dwelling in 145th st.; possession. HUSTON, 317 West 145th.

BROADWAY corner, rent $65,000, price $485,000; Broadway corner, rent $37,000, price $290,000; five story apartment, 144th, near Broadway, and number of other bargains. SOCHOMSON, 500 West 147th st.

Bargain in Dyckman Section
3 story, 30x120; 1-3, 2-3, 1-3 mortgage $32,500; rents $14,000; price $76,500.
Siewson & Hobbs, 162 West 72d St.

BARGAIN in Dyckman—Vacant, 50x100; below grade, 70 per cent can remain on mortgage. McFARLAND, 229 Ogden av., Jersey City.

DETACHED house, University av., near 166th st.; 10 rooms, 4 master bedrooms, also private garage in rear; possession immediately; price $30,000; liberal terms.
FRANK L. FISHER CO., 50 East 42d st.

EXCELLENT condition; good investment; five story flat, $22,500. HUSTON, 317 West 145th.

FOUR private dwellings, three story and basement; near Grand Central; suitable for alteration or will be sold single for dwelling purposes, with possession; these houses can be bought for land value. VICTOR FREUND & SON, INC., 30 2d av., corner 47th st.

FOUR story private house, vicinity 145th and Broadway; price, $16,500; cash, $6,500; possession this year; three year mortgage.
LEON S. ALTMAYER, 62 East 86th.

HIGH class apartment houses, office and loft buildings; select location. G. AHERN, 409 West 181st st., room 3.

ON West 145th st., Six story and basement, tenements and stores, 18 rooms to a floor, bath and hot water supply; present rental very low, $9,000; price $65,000. VICTOR FREUND & SON, INC., 30 2d av., cor. 47th st.

ONE of the best business corners, 7th av., above 135th st.; 12 apartments, one large store; price $265,000; one low house, 12 apartments, 2 large stores; $32,000, 59x100, 20 apartments, shower baths, 4 large stores, 7th av. above 135th st., $76,000. J. M. WATKINS, 7 East 132d st.

ONE story frame building, covering lot 25x100, in vicinity of our office, for business purposes; at a great bargain. VICTOR FREUND & SON, 30 2d av., cor. 47th st.

CITY REAL ESTATE.
Borough of Manhattan—For Sale.
Washington Heights, Above 125th St., West of 8th Av.

BROKERS, ATTENTION!
SIX STORY ELEVATOR.
Washington Heights, 75x100; under $150,000.
RIVERSIDE DRIVE.
High class apartment, 108 feet front; rent now $20,000; price $225,000.
FIVE STORY.
75x107, Washington Heights; modern in every way; will sell for under $120,000.
2½ STORY PRIVATE DWELLING.
110th st. and Convent av.; possession October 1; under $15,000.
SIX STORY BRONX WALK-UP;
first mortgage $32,500, at 5%; rent $7,000; price $43,000.
TWO 5 STORY WALK-UPS,
including corner; new law; can be had for less than $100,000.
AMER REALTY CO.,
299 BROADWAY.

TWO 5-STORY APARTMENTS
## 10th AVE. and 207th ST.
SUBWAY STATION
Light on all sides; size 110x170x irregular; small apartments; modern improvements.
Rents, $27,500
Expenses, $12,000
JOSEPH T. MULLIGAN,
55 Liberty St.

IMMEDIATE POSSESSION
425-427 West 144th St.
Near Convent Av.
4 Story American Basement, 12 room Private Dwellings, every convenience.
Caretaker, or
ALEXANDER SELKIN, 882 Prospect.

OPPORTUNITY FOR SMALL INVESTOR.
Buy 424 St. Nicholas av., near 130th st. Live there. Like the adjoining owner. You will get splendid results. Long term installment mortgage.
WM. C. & A. EDW. LESTER, 30 East 57th st.

PRIVATE residence, near Broadway; 25x100; price, $16,500; income, $4,200.
LEON S. ALTMAYER, 62 East 86th.

Borough of Manhattan—Miscellaneous.

## CHANCE OF A LIFE TIME
FOR SALE TO CLOSE ESTATE.

129 EAST 100TH ST.—Five story double flats, with stores; hot water; only $3,200 cash required; formerly sold for $32,000, with mortgage $22,000; price to close estate NOW ONLY $19,500.

PRIVATE HOUSES.—No. 406 East 85th st., price $8,750; 2,054 Madison av., $9,000; 418 East 118th st., at $6,750; 456 West 152d st., $12,000; 737 Greenwich st., price $7,500. ALSO 53 private houses, all sizes, east and west side, from 48th st. to 183d st., from $15,000 up.

LOFTS.—274 Greenwich st., five story, 33x56, price $38,000. ALSO lofts, 44 Lispenard st., 23.10x100, price $40,000, and 19 other large and small lofts from $15,000 up.

Tenements on east side at BARGAINS; on Ludlow, Suffolk, Allen, Eldridge, Mott and Grand sts. ALSO East 74th, 77th, 81st, 18th sts., and 2d av. and 1st av. properties below 34th st.

Many Corners and Plots for Garages, Flats, Warehouses. Av., at bargains.—151-153 East 97th st., five story flats; pay big returns; little money; ripe for alteration. Tenements, near 2d av. and 27th st., 75x100. ALSO tenements, 96th st., near Lexington av., 75x100, CHEAP. Make fine plottage.

17 Bronx flats and two family brick and frame houses CHEAP.

7 WEST 101ST ST., 38x100, "walk-up;" steam heat; rents $6,300; price $48,500.

226 WEST 167TH ST., Five story; price $20,000.

737 TRINITY AV., 39x80x101; rents $8,202; price $48,500.

8, E. corner Kingsbridge road and Davidson st., 120x285; vacant.

17 lots on Matilda av. and 18 lots on Carpenter av., between 238th and 237th sts., AT BARGAINS.

We have high class elevator and walk-up apartments and some of the highest class office buildings in New York, on 5th av., selling around four millions down to fifty thousand dollars, and are prepared to save investors REAL MONEY.
WALTER M. SMITH,
489 Fifth Av., bet. 41st & 42d Sts., N. Y.

## CHANCE OF LIFE TIME
UPPER WEST SIDE, OVERLOOKING RIVER AND COUNTRY FOR MILES.—Fine, large corner apartment house, having 4 to 8 room apartments, elegant; first mortgage at 5% for about nine years to run; rents $42,000, at less than $42 per room, which will be increased to about $53,000 in October; price $335,000.
Also other bargains in large and small apartment houses for sale. What do you want?
H. T. WOOD, 220 Broadway.

## MANHATTAN
Cash $400,000, modern building, above 34th St., on 5th Av.; mortgage for 10 years.
Ten story building, above 40th St., west of Madison Av.; cash $175,000; second mortgage for 10 years; suitable for alteration.
Washington Heights Corner; now renting for $7 per room; all improvements; $25,000 cash.
GEO. L. O'HARE
489 FIFTH AVE.—VANDERBILT, 5092

PARK AV., corner, near 80th.—Exchange with cash for net lease proposition, or will lease for long term.

In downtown shipping district, about Several Broadway pieces owned by estate. 14,800 sq. ft. Possession.

Several Broadway pieces owned by estate.
EDWARD J. THOMPSON,
160 Broadway. Tel. 3359—Cortlandt.

## Immediate Possession.
425-427 West 144th St.,
Near Convent Av.
4 Story American Basement 12 room Private Dwellings, every convenience.
Caretaker, or
ALEXANDER SELKIN, 882 Prospect.

## A 4 Story House, $20,000,
with 17 rooms and two baths; near our office; mortgage $11,500, 5%, five years; possession May 1. Also
WONDERFUL BARGAINS
in Harlem and west side from
$9,000 TO $31,000.
Call and see us.
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Near 106th st., 11 rooms; used for business. Price $16,500.
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high class apartment, corner, 100x100; $222,000; rent very low; cash $40,000.

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SIX STORY WALK UP APARTMENT HOUSE, SIZE 38x100; 4-4 ROOMS ON GROUND FLOOR, 3-1, 2-3 APARTMENTS ON UPPER FLOORS; MORTGAGE $38,000; PRICE $80,000; CASH REQUIRED $10,000; NOW RENTING FOR $14,000; CARRYING CHARGES $3,900.
COUGHLAN & CLISBY, INC.,
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APARTMENT TENANTS
whose rents have been
UNDULY INCREASED
find it of special advantage to investigate some of the available private houses now offered for sale. We specialize in private houses.
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ATTENTION.—Special opportunity; little cash. Private house, many rooms, near 30th st. subway station; suitable for home or professional purposes; sacrifice if sold this week at $20,000; can procure a building property if necessary. WOLFE, 1,192 Lexington av. 96th st.

BARGAIN, FIVE STORY 30 FAMILY COLORED TENEMENT, ALWAYS OCCUPIED, RENTS $3,000; NO ADVANCEMENT IN YEARS; PRICE $22,000; SHOWS LARGE RETURN ON INVESTMENT. ROOM 809, 1123 BROADWAY.

FOUR Acres, Locust Valley. An opportunity to secure a fine site, sound view, among well-kept estates, near Piping Rock and Nassau Country clubs. Address OPPORTUNITY, 108 Herald, Herald square.

CITY REAL ESTATE.
Borough of Manhattan—Miscellaneous.

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*By the purchase of a building* in which you could occupy an apartment you would materially *reduce your rent* and receive an excellent *income* on the investment.

*Rentals* will advance considerably for years, caused by—
The *non-production* of this type of apartment buildings and the excessive *demand;*
The *increase* of 100% in the cost of building.
The *lack* of *emigration;*
The *scarcity* of desirable plottage;
The large amount of *cash required* to finance new operations.

We offer a well-located, modern twelve story West End Corner, with 24 leases expiring October 1st, 1920. $150,000 cash required, the balance on easy terms.

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The finest Corner on Park Avenue, with an anticipated increase in the rental of $75,000.

Others $25,000 Cash.

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**CHEAPEST LOFTS.**

Broadway, near Canal—5 story loft, 36x118. Estate will sacrifice for $90,000.

Broadway, near Houston—6 story loft, 40x100; sprinkler system. Price only $175,000.

Broadway, near Wanamaker's (facing two streets)—12 story fireproof, 50x200. Price $300,000.

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Fourth av., near 14th st.—6 story loft. Price only $55,000.

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Prince st.—6 story fireproof, 25x100; rental $6,500. Price $38,000.

West Broadway—7 story loft (fireproof), 25x100. Price only $57,500.

White st.—6 story loft (elevator), 25x100; rental $5,000. Price $90,000.

Fourth st., near Broadway—8 story loft (fireproof); leased $21,500. Price $105,000.

10th st., near Broadway—7 story loft (elevator), 25x100. Price $78,000.

18th st., adjacent to 7th av.—6 story loft (elevator), 25x103. Price $95,000.

22d st., near 5th av.—7 story (fireproof), 25x100. Price only $90,000.

26th st., near 6th av.—7 story loft, 50x100. Price only $115,000.

In Forties, adjacent 5th av.—5 story loft. Price only $100,000.

**CHEAPEST APARTMENTS.**

Broadway corner, vicinity 145th st.—7 story apartments, 100x100. Price only $200,000.

St. Nicholas av. corner—6 story apartment, 100x100; rental $25,000. Price $145,000.

West End av. corner—7 story apartment, 50x100. Price only $185,000.

In Twenties, near Broadway—6 story apartment hotel, 50x100. Price only $140,000.

112th st., near Broadway—6 story apartment, 90x100; rental $25,000. Price $147,500.

120th, near Morningside—7 story apartment, 50x100; rental $16,500. Price $82,000.

138th st., near Broadway—6 story apartment, 20x100; rental $25,000. Price $125,000.

152d st., near Broadway—7 story apartment, 50x100; rental $16,000. Price $93,000.

**CHEAPEST DWELLINGS.**

20th st., near 8th av.—3 story dwelling, 25x100. Price only $15,500.

28th st., near 8th—4 story dwelling, 22x100; immediate possession. Price $14,500.

37th st., adjacent 5th—4 story dwelling, 20x100; immediate possession. Price $60,000.

47th st., adjacent 5th—4 story dwelling, 25x100; immediate possession. Price $90,000.

In the Fifties, adjacent 5th av.—4 story dwelling; immediate possession. Price $30,000.

79th st., near Amsterdam—3 story dwelling, electricity; immediate possession. Price $27,000.

94th st., near Columbus—4 story dwelling, electricity; immediate possession. Price $14,500.

In Twenties, adjacent Lexington—3 story dwelling; 20x100; immediate possession. Price $18,000.

In Thirties, adjacent Lexington—4 story dwelling, 20x100; immediate possession. Price $20,000.

In Forties, adjacent Lexington—3 story dwelling, 19x100; immediate possession. Price $25,000.

In Fifties, adjacent Lexington—3 story dwelling, 16x100; immediate possession. Price $20,000.

50th st., near 3d—3 story dwelling, 17x100; immediate possession. Price $11,000.

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Borough of Manhattan—Miscellaneous.

## INVESTOR'S OPPORTUNITY!
Near 23d St. and 4th Av.

7-story fireproof Office Building, with 2 stores, in first-class condition, on lot 42x100 ft., in center silk district. Present rents show excellent return. Price reasonable.

BUILDER'S PLOT,
Block Front at Subway Station.

Desirable Plot on Belmont St., with frontage 250 ft. on Jerome Ave.; suitable for taxpayers or apartment house. Bargain to close estate.

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206 Broadway. Cort. 3966.

FINE INVESTMENTS.
6 story, walk-up, 50x100; vicinity West 96th st., 132 rooms; all improvements. Price $105,000.
6 story, walk-up, 50x100; vicinity 110th st., Broadway subway; all improvements; income $18,000. Price $100,000.
6 story, walk-up, 40x100; in 90's; 1 block from Broadway; income over $13,000. Price $68,000.
5 story, walk-up, 40x100; near 110th st., Broadway subway; rentals average $6 a room. Price $62,000.
10 private houses, Manhattan av.; 3½ story, 16.8x82 each. Price $12,500.
Have many other propositions, large and small. What have you to sell? It will pay you to investigate.
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Phone Riverside 804. 280 West 102d st.

BARGAIN, Eight Story Elevator Apartment House.
5th av. section; 3, 4, 5 rooms; price $350,000; rents, $52,000; consider part exchange.
Kilgcomble av. corner, five story, four 3, three 4, one 5 rooms; price $125,000; rents $19,200; mortgages, $78,000.
Near Broadway and 103d st. subway station, five story apartment house of all three room apartments; mortgage, $50,000, seven years.
Bargain, near Prospect av. subway station, four five story apartment houses, three 4, five 6 rooms; extra built.
Must sell to settle estate.
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## HOTELS
will build to your order 400 room apartment hotel; very exclusive section; attractive terms.
ALSO
Completely furnished hotel for lease, by owner, for 21 years.
S. Osgood Pell & Co., Tel. 5610 Vanderbilt, 15-17 W. 44 St., N. Y.

## FOR SALE
Five story, cold water, twenty apartments; rent $2,574 per year; $3,000 cash; balance mortgage three years.
PRICE, $18,000.
Louis Carreau, 796 6th Av. (45th)

EXCEPTIONAL house, 80s; big bargain; 325,000; no brokers. P. R., 322 Herald, Herald square.

EUGENE A. WALSH, 31 East 125th St. Factory Sites, R. R. and Water Fronts.

FIFTH AV. DWELLING,
four story, basement, brown stone, near 130th; only $10,500.
AMES & CO., 26 WEST 31ST ST.

HANDSOME one story taxayer, on principal avenue; 25 feet, extra deep; terms easy. Owner, M. M., 435 Herald, Herald square.

LOFT buildings from owners at bargain prices. BROKER, 170 Moshulu Parkway, Bronx.

MADISON AV. CORNER.
Apartment house; full lot; $50,000.
AMES & COMPANY, 26 West 31st St.

OCCUPY AN APARTMENT in your own property, on the west side, in a quiet neighborhood; must sell my five story new law apartment house, size 30x80; two 6 room apartments to each floor; rent October $7,060; price $43,000; $14,000 cash and long term mortgage for balance. ALEXANDER, Box 298 Herald, Herald square.

Sale Apartments and Business Buildings.
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10TH ST., near 5th av.—Three story and basement, 25x92.5; price $36,000; $6,000 cash. PEPE, Washington square.

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## Fieldston
Riverdale-on-the-Hudson.
New York City's Most Accessible Suburb.
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A BARGAIN.—Six story 48 family houses; excellent condition; in hands of