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Are You Fair to Your Kiddies?

DO you realize that you are placing your kiddies under a handicap by remaining in the city? That they have no chance to play or to know the enjoyment and delight of blue skies and green fields? Remember when you were a kiddie the streets weren't full of automobiles and you had the run of the block; but times have changed. Are you going to keep on living in the same old way?

The sensible thing to do is to get a home of your own in the suburbs, away from the confinements of city life and yet within easy commuting distance. If you realize this and are thinking of building a house in the old hand labor way remember that, though vacant real estate is as cheap as ever, building materials have gone up 300%. Besides this, the time it will take and the high cost of labor will make the total expense very great.

See the Long Island Farm house Model at our plant as it will look when erected on your own property. Has 6 rooms and bath. Living room is 11x23 ft. Two rooms upstairs 9x12 ft. Rooms finished in wallboard.

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$4620.00

Send 10c for catalog containing illustrations and descriptions of the many Bossert Houses.

The solution for your problem is to have Bossert build your house for you in his factory and erect it on your property. By having Bossert build your home, you will know in advance what 75% of the total cost of the building will be.

If you build in the expensive hand labor way you will not know what you will have to pay until the building is finished because of constantly increasing material and labor costs. The other 25% is for wiring, plumbing, excavating, masonry, and interior decorating, which must naturally be done after the house is erected. This we do not contract for.

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Mezzanine and Basement
Exceptionally high ceilings
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12 story fireproof building containing over 100,000 sq. ft.
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18 East 41st St., New York
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5 Story Apartment
IN SIXTIES
Adjoining Corner
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50 feet wide
Just right for alteration.
Owner will consider
Substantial second mortgage
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Will produce very attractive
Return on small investment.

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Just off Fifth Av.,
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A 20-foot 4-story and basement dwelling with large extension.
Harris, Vought & Co.,
Successors to Harris & Taussig,
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Fireproof Apartment
81st St. Near Lexington Ave.
2 3-room apartments on each floor.
Rentals Oct. 1—$40,000.
Price $275,000.
Full particulars from
JOSEPH T. MULLIGAN,
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BEAUTIFUL PRIVATE HOUSE STREET.
On 71st, Near Lexington.
2 magnificent 5 story apartment houses, 50x100, estimated rent $14,000. Price $85,000.
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320 WEST 23D ST. Tel. Watkins 8300.

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5th st., near Lexington av. $27,500
5th st., near Lexington av. 27,500
5th, near Park av., 4 story and bas. 31,500
6th, near Park av., 4 story and bas. 31,500
6th st., near Madison av. 29,000
Park av., in the 70's 27,500
Park av., near 79th st. 27,500
Madison av., near 70th st. 30,500
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DUFF & CONGER, Inc.,
Madison Av. and 60th St. Lenox 8500.

FOR SALE
PRIVATE HOUSE, 4-story and Basement, in
80's, Bet. Mad. & Park Aves.
in one of handsome private dwellings; house well built. Sensible to remodel at moderate expense. Can be bought right.
IMMEDIATE POSSESSION.
Owner, Tel. Rector 1274.

A PARK AVE. BARGAIN
near 120th St., 3-story and water basement with stable, price $14,000; easy terms; and terms $2,400.
ROBERT M. FULTON, 1 E. 42D ST.

Adjacent 79th St., Madison Av.,
4 STORY AND BASEMENT DWELLING
OCCUPATION OR ALTERATION, BARGAIN.
PRINCIPALS CONSULT EXCLUSIVE AGT.,
KATAHADIN, 301 MADISON AV.

Actual Bargain, Price $11,000.
4 story and basement single flat; hot water supply; near Madison av.
John Peters, 210 East 14th St.

EAST SIXTIES—New Law
apartment house, six story, 2 stores, rental $7,300; hot water supply; $12,000.
John Peters, 210 East 14th St.

THIRD AVE. CORNER
In the 60's,
containing 7,500 square feet, with 3 story buildings, for sale or to lease for long term.
F. & G. PYLONIS, 1393 Broadway.

Private House Bargains
Longville's bargains, $22,000, up.
Froman & Taubert, 2286 Lexington av. cor. 63d.

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58 EAST 120TH.—$7,000, five story apartment building, three 3 room apartments on a floor; rents $4,500; can be bought right; terms to suit. PEARSE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

NOTICE ST., 226 East.—Six story new law tenement, rent $7,500; terms to suit; or will rent $5,000; price $36,000. GOLDAIE, attorney, 1 Hilton Bldg.

2-STORIES—1 BATHS
Park av., 70th—Park—60th—Madison
235-237-239 EAST 59TH ST.
Opportunity for Speculator.
Apply personally
HARRIS A. BAXTER, 460 5TH AV.

LINCOLN ST., 417 East.—Six story, new law tenement, $7,500; five families on a floor; two 2 and three 4 rooms; water supply and heater, price $38,000. GOLDAIE, attorney, 1 Hilton Bldg.

Six East 80th, 50x102.2, four story and basement apartment building; two 3 room apartments on a floor; possession immediately; price $38,000. PEARSE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

THE LEXINGTON AV., close to 42d st.—20 feet, handsome front and electric light; possession arranged; can be bought right; terms to suit. PEARSE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

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42 and 44 West 126th st.—Two 3 story and basement tenement houses, $17,000. OWNER, 2126 35 Beach 125th st. Rockaway Park, N. Y.

Above 59th St.—8th Av. to North River.

APARTMENT—Handsome five story brownstone and brick single apartments, each eight rooms and bath, exceptionally arranged; located at 102 West 59th st. (Central Park West); convenient to Columbus circle; permanent client desires close sublet or small response; each apartment may be subdivided into desirable suites of three rooms and bath; is a good investment proposition; price at $22,500; mortgage to suit. OWNER, 104 West 59th. Phone Columbus 3414.

A private house for sale on 59th st., Riverside and West End, no 280-284, three story basement. ASSIT HOLLY, 154 Nassau.

A.—West End av.—Six stories, parquet floors, elevator, light, heat, hot water, well operated. Owner, 200 West 72d, room 56.

BARGAINS.
PRIVATE DWELLINGS
Rows 20 to 100 feet depth.
10TH, Seventh and Eighth, $19,000
12TH, Seventh and Eighth, $22,500.
13TH, Seventh and Eighth, $13,000.
Dwellings 20 feet, $17,000.
A. HARRY COMPANY, 206 West 72nd.

BARGAIN—PRIVATE DWELLING.
225-227 West 79th st., two 4 story American basements; ceilings, price $50,000 each; possession of each good condition; tenant may leave will sell separately; price $12,000. First mortgage $12,000. Mrs. KIRNOW, 201 East 86th st.

BARGAIN.—Madison av., corner above 125th st., five story double flat, one room, rent $4,800; price $27,000; only $9,000 cash required.
BURTER & CO., 110 West 125th st.

BARGAIN—Riverside eight family apartment, near Central Park West; all improvements; annual rental $7,000; price $38,000; $10,000 cash. FLEIS, 506 Morris Park av., Bronx.

BELOW 125th st. near Broadway.—Two first class warehouses, price 22c. Office space, BUILDER, 402 Columbus av.

CHEAPEST single flat on West Side, five story, 20x100, seven rooms and bath each, electric light, steam heat, new furnace; rents $3,300; price $25,000, free and clear. Owner, 2 Lenox Avenue, Apt. 1.

Above 59th St.—8th Av. to North River.

ANGLING PRICE ONLY $47,000
for the desirable residence property
No. 40 East 63d st.
Early possession. Brokers protected.
E. J. DOUGLAS, 40 Lexington av.

ANGLING PRICE ONLY $42,000
for the desirable residence property
No. 46 East 63d st.
Early possession. Brokers protected.
E. J. DOUGLAS, 40 Lexington av.

A three story business building, 20x100, over 10,000 square feet, open exterior, possession May 1, 1920, grade floor suitable automobile showroom; price $2,000. LOUIS S. ALTMAYER, 32 East 60th st.

A stable, 50x100, with upper floor, 2nd, near Lexington and Central Park, rent $4,000; price $30,000; electricity, gas. LOUIS S. ALTMAYER, 32 East 60th.

AMERICAN BASEMENT, 24 HOURS, 60TH ST., BET. MADISON & PARK AVS. LONGEST REALTY CORP., 307 PARK AV.

Highlands o Harlem.—Four story, brick house, 7 room apartment, hot water, electric light, electricity, price $4,500, subject $2,000. Or exchange $1,000 for Bronx Earlier Home.

Building on south three story and basement tenement, 50 E. 100th st., corner Lexington. For particulars, J. H. STRAPPER, 103 East 125th street, Westchester.

DWELLING, lot 20 ft. wide, three story investment, or for home, near Lenox av., price $11,000, terms suit.
BURTER & CO., 110 West 125th st.

EAST 60th st., four story and basement, high stoop, immediate occupation just off Park av., excellent condition, electric light, parquet floors. Leased with 10 day cancellation; price and terms right. Subject to prior sale. Apply to exclusive agents.
M. HORGENTHAU, JR., CO.,
256 Broadway. Cort. 2444.

EAST 120TH ST., four story and cellar double flat, in fine class condition, were per $2,200; to close estate will sell for $21,000; possession May 1. Principals only. WM. RATTER, 460 Lexington av.

EAST side dwelling, with possession, on 60th st., near Lexington, electric lights and gas, price $27,000; terms reasonable. DOUGLAS J. DAY, 47 Liberty st. Private Sales Dept.

ELEGANT dwelling, Eighties, near Lexington, for immediate occupancy. LOUIS WOLFF, 1106 Lexington av., cor. 77th st.

FOUR STORIES, 13 FRONT, MODERN FAMILIES, 102 ROOMS, BATHS, NO HEAT, RENTS, $1,100, PRICE, $18,000, MORTGAGE, $11,000. O. E. EAST RIVER PARK, MANOR 140 BROADWAY.

FIFTH AVENUE DWELLING.
Four story brownstone; lower floors, 25x75; price $75,000; easy terms.
LINES & CO., 20 WEST 34ST ST.

FINE, story dwelling facing Mount Morris Park, $21,000; others from $4,000 up; possession given. Chickens, 2 West 125th.

LEXINGTON AV.—Dwelling suitable for residence or business, southbound $38,000; east bound, price $35,000. PEARSE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

MADISON AV., 1064.—Three-story and basement brick tenements front. Apply SCHEIDLER & SCHETER, Park av., cor. 126th st.

MADISON av. apartment hotel, house 50x100, 30 stories, small sublet, rental $44,000; October 2, 1920; price $200,000; terms. GOODWIN & GOODWIN, 149 West 125th.

MORNINGSIDE—$28,000.—Three story and dwelling, 22x50, west of Lexington. JAMES E. HEITZ, 125 Lexington av.

PRIVATE house, owner forced to sell, 42 West 109th st., strictly residential section, immediate possession, 10 rooms, bath, parquet floor; lot 20x100; price $18,000. BUTLER, 301 Columbia av. Phone Academy 2070.

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2 CHAMBERSON ENTIRE LOFT BUILDING, 25x100 ft. East 126th; 7 stories; electric elevator; rents $21,000; price $90,000. HEARON, 170 Broadway.

SMALL dwelling, near 125th st., to accommodate two same rent with steam heated, tenant dwelling attached; size 20x100; possession; price $12,000; terms to suit.
PORTER & CO., 110 West 125th st.

TWO of the best corners on Third avenue, south of 125th st., one lot 31,000 square feet, either 31,000, splendid location for auction, factory house, furniture business or department store; principals only. Write M. R., Box 97, Sun Office.

THREE eight family flats, four rooms and bath, steam heat, hot water supply; rents for $7,200; price $56,000; five years mortgage; price, 125 West 75th st. and 56 av. FLEE BELLAMY, 125 East 75th st.

TWO fine story dwellings, near Lexington av., south of 60th, $18,000, price $31,000 for the two houses.
LINDY & ALTMAYER, 32 East 60th.

THREE AV. corner (Bronx 149th st.)—Five story brownstone, rent $7,500; price $40,000; terms to suit. FLEIS, 506 Morris Park av., Bronx.

WEST 79TH.—Dwelling, five story apartment building, two 3 room apartments on a floor; rents $4,500; can be bought right; terms to suit. PEARSE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

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Above 59th St.—8th Av. to East River.

NINETEEN CENTS A CUBIC FOOT
Will Buy
335-37-39-41 WEST 16TH STREET.
This is about one-third of present cost of construction, with no charge for the value of the land.
We will not rent, but you can buy the building for approximately three years' rental.
5 floors and basement.
Brick construction, truck elevator, exceptionally high ceilings and excellent light. Space adaptable for manufacturing, storage or garage purposes.
POSSESSION MAY 1, 1920.
Lot 100x92 feet. Price $175,000.
FELIX ISMAN, INCORPORATED,
501 Fifth Avenue Murray Hill 2250

BROADWAY CORNER, *Times Square Section*
For Sale or Lease
POSSESSION 1920
Principals Only

HIGH CLASS FIREPROOF APARTMENT
10 Story, vicinity Columbia University
Excellent Investment
Will show unusual return under New Law 25% increase rental.

Millinery District
37th Street near 5th Ave.
5 story, 25x75. Building altered, with stores; immediate possession entire building.

Fireproof Loft Bldg.
Fur District
Possession 1921. Several floors. Excellent return with present low rentals.

Spotts & Starr, Inc.
Times Building, 42d St. & B'way. Tel. Bryant 8611

Above 59th St.—8th Av. to North River.

PRIVATE DWELLINGS
For Sale
$11,000, West 119th Street, near Central Park West, 3 story, 18x50, mortgage $10,000, 4½%, 3 years. Possession October 1st.
$20,000, West 87th Street, near Columbus avenue, 3 story, 18x50, mortgage $11,000, 4½%, 3 years. Possession 60 days.
$22,000, West 85th Street, near Central Park West, 3 story, 18x50, mortgage $18,000, due 1922. Possession 30 days. Elegant condition. Parquet floors.
$21,000, West 82d Street, near Central Park West, 4 story, 18x50, Price and clear. Tenant. Possession 30 days.
MANY OTHERS.
E. C. H. Vogler,
Amsterdam Av. and 85d St.

FOR SALE
3 Sty. and Basement Dwelling
W. 81st St., Nr. Columbus Av.
14 rooms and private baths, modern improvements.
PRICE, $22,500.
TERMS
HARVEY B. NEWINS, INC.,
347 5th Av., New York City
TEL. VANDERBILT 0296-7277.

A RESPONSIBLE TENANT WANTED
for a Broadway corner on a 42 year lease basis.
South of 60th Street.
Immediate possession.
Principals address
J. Romaine Brown Co.
295 Madison Ave.

FOR SALE
Six Story Elevator
APARTMENT HOUSE
111th Street, near Broadway
Price $140,000
For further particulars call or write
CHARLES GALEWSKI
Real Estate Operator
11 CHAMBERS STREET.

59TH ST. NEAR RIVERSIDE DRIVE.
20x104, 4-story limestone front, modern private dwelling, beautiful appointments; 4 master bedrooms, 3 baths, electricity, steam heat, immaterial hot water heater, excellent condition. $47,000 will buy this magnificent home, can't be duplicated for $65,000; principals only. G. B., Box 95, Sun-Herald square.

A MODERN 5 STORY
Same with apartment below, near Central Park West; price October 1, $3,000; price now $45,000, cash required $15,000; income or rent equivalent. ROBERT M. FULTON, 1 East 42d, N. Y.

CONVENIENT TO 42D STREET.
$6,000 Cash; West Nineties.
5 story double flat, not heated; rental $4,500; price $27,000; 5 year mortgage.
John Peters, 210 East 14th St.

GENUINE BARGAIN
Amsterdam av., near 79th, fine story apartment, 22x50; rental $4,800; price $47,500.
JOHN FINCK, 156 BROADWAY.

A 20 foot American basement dwelling, near Riverside, $36,000; $10,000 cash over 1 years first mortgage; possession Oct. 1.
HAYWARD, Broadway and 100th st.

RIVERSIDE, CORNER
20th st., 60x100, modern mission apartment site remunerative. ATLAS, 18 Broadway.

COLORED triple corner—Five stores and three two rooms each floor; long term leases; price right; $6,500 cash required. GEO. W. MAXWELL, 3439 Broadway.

CHEAPEST house on West 60th, 2 story dwelling, near 72d subway; price $20,000. LEBOUT CONVENT, 206 West 72d st.

DWELLING, 25 feet front, near West End, 2000 ft. rentals, three to let; modern; asking $32,000. DUBOIS, 156 Broadway.

DWELLING, 20x, modern, $2,000 cash; West 120th. KELLER, 25 West 125th.

ESTATE MUST SELL
104 st., near Columbus av., five story double, six rooms and bath, cold water, price $28,000; rents $4,000. KARST, 271 Broadway.

FOR SALE.
Boarding houses, 102 West 77th st.; four story, 40'.000; 74 West 94th st., three story, $22,000. SAMUEL SCHMOUR, Executor, 80 Broadway, New York.

FACING MORNINGSIDE PARK, two 3 story single flats, 7 rooms and bath, steam heat; all rentals $6,200; asking $56,000; terms to suit; principals only. MIX MAYER, 460 Lexington av.

FOR SALE—25 West 76th st., private dwelling, four story and basement brown stone, 22x42.2. For particulars inquire AKERMAN & CLARK & CO., 225 5th av. Telephone Madison square 6007.

FOUR story brick and stone dwelling, size 17.6x50x100, on West 64th st.; price $22,000, cash required $7,000; possession at once. SAMUEL H. MARTIN, 1974 Broadway, Columbus 4050.

FOUR story stone dwelling with 3 story bay window, modern, on West 106d st., near Riverside Drive; price $27,500; possession 30 days. SAMUEL H. MARTIN, 1974 Broadway, Columbus 4050.

FOR SALE—Three story dwelling, 63d st., near Broadway. OWNER, 6205 Columbus.

Above 59th St.—8th Av. to North River.

Possession Oct. 1.
Price $12,500.
159 West 126th St.
Between
Lenox and 7th Ave.
North Side of Street.
2 story and basement, brownstone house, 20x50.
10 Rooms and Bath.
W. G. BURTON, 206 West 14th St.

Near Central Park West.
Attractive five story limestone flat, heat, hot water, 2 baths, 8 rooms, 2 maids' rooms, 2 baths, 2 entrances, 2 elevators, price $121,000.
John Peters, 210 East 14th St.

Alteration Opportunity
Half block from Broadway
One block from Subway Station. One single and one double apartment house, on plot 48.9 x 100.
Price, $75,000 for both. First mortgage, $35,000. 5½% 3 years.
E. C. H. VOGLER
Amsterdam Av., Corner 85th St.
Telephone Schuyler 9141.

Private Houses
West 73d.—Three story brownstone, 21 feet front. Price $22,000.
West 79th.—18 rooms, 3 baths, price $27,000; $6,000 cash.
West 81st.—24 rooms, 3 baths, price $22,000; terms.
West 124th.—Three story brownstone, $12,000; $4,000 cash required.
We have many others.
GEO. W. SASSE,
2094 5th Av. (125th) Harlem District.

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4 APARTMENT HOUSES in West Eighties.
2 triples and 2 doubles, on plot 101x100, 4 and 5 room apartments, hot water, steam heat, electricity in each, will sell separately or entire; price $121,000; subject to mortgages of $91,000.
E. C. H. VOGLER
Amsterdam Av., Corner 85th St.
Telephone Schuyler 9141.

63d St. Automobile District
Between Columbus and Amsterdam Avs.
Two 5 Story Houses, South Side, Same Block, Lots 25x100.
25 feet each. Always in demand.
$71,000 for both, free and clear.
Secure offering liberal terms reliable people.
Full details. Principals only. Sole agent, WM. E. MANN, 156 Eighth st.

Homeseeker's Opportunity.
Four story brown stone private residence on West End av., 20th st., 12 rooms, 2 baths, butler's pantry, all latest improvements; owner must sell on account of health; can be bought furnished; possession immediately. AUGUST LAUTER, 438 East 59th st. near M. av. Phone 280 Melrose.

FIVE story double flat house, each of 11 rooms and bath, rents $3,000, can be bought right; price $31,000. ROSE & SOLOMON, 1 Madison Av.

SLAWSON & HOBBS, 562 WEST 125D ST.

HIGH CLASS SIX STORY ELEVATOR 110TH ST., NEAR BROADWAY; MUST SELL; QUICK AUCTION. MANSION, 2A 125TH ST.

OWNER, 13 WEST 46TH ST.

HOUSE, 12 rooms, modern, Flora, 4 stories, 25x100, 50 feet, $25,000; $6,000 cash; $14,000. KELLY, 128 Montague st.

IDEAL INVESTMENT OF 8 FIVE STORIES MODERN APARTMENT, EXCELLENT CONNECTION, 8 ELEVATOR RENTALS, $14,000, MORTGAGE $8,000, INCOME $1,000. SACRIFICE $100,000. 47 ST. NEAR BROADWAY.

INVESTMENT AT $14,000, 50x100, 4 story and basement, 12 rooms, 2 baths, 2 elevators, 2 entrances, 2 kitchens, guaranteed 3½ years, 176 Sun-Herald, Herald Square.

LESS THAN FIVE TIMES RENT.
Two 3 story flats, 22 feet each, 40 West 102d; rents $18,000, $5,000 cash. SEARLE, 170 Broadway.

OPPORTUNITY.
Three square houses, 20 feet, 3 stories, 12 rooms, within 100 feet of Ninth Avenue, Bronx; will sell at great sacrifice. ADOLPH WEISS, Cypress 1117, Telephone Harrison 1117.

SIX story apartment, Central Park West, 70 rooms, steam, hot water, electricity included throughout the year; rents $38,000; price $38,000, apartment 2.

TWO single flat houses, West side; original ownership; fine condition, near terminal; price $34,000. CLIFFORD, Box 201, Sun Office, Times Sq.

NINE room one family house, 1st floor, 7 F. LINDEN, 22 Martin Hill st., near 4 st. and Broadway.

WEST 101 st.—4 story and basement, 12 rooms, full particulars. REAL ESTATE MANAGEMENT CO., Broadway and 102 st. Phone Riverside 1288.

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From Battery to 59th St. Inclusive.

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11-15 VANDEWATER ST.
17-23 ROSE ST.
8-story Lofts, with power.
About 125,000 sq. ft.
Possession May 1st.

S. E. CORNER BEEKMAN AND PEARL STS.
7-story Office Building.
40x45, irregular.
About 2,250 sq. ft. per floor.
Possession of corner store and half of building May 1st.

58 and 60 VESEY STREET.
Two 5-story Loft Buildings.
Heavy carrying capacity.
50x101.
Possession at once.

73 WARREN STREET
Near West Broadway.
6-story Loft Building, 25x75.
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N. W. CORNER PARK PLACE AND GREENWICH STREET
8-story Loft Building, 42x56.
Possession May 1st.

233 MERCER STREET
8-story Loft Building, 25x100.
Possession at once.

133 MERCER STREET
8-story fireproof Loft Building; 50x72.
Possession Store and Basement and two Floors May, 1920.

25 EAST 4TH STREET
8-story fireproof Loft Building; 22x127.
Possession Store Basement and First Floor Loft May, 1920.

BORDEN'S GARAGE
176-180 East 116th St. and 177 East 115th Street.
75x154 and 21x100.
3-story brick Buildings.
About 35,000 square feet.
Possession April, 1920.

Lebertan Corporation
115 Broadway.
Tel. 2333 Rector.

FIVE BELOW, with 4 story and basement dwellings on East st., near Tompkins, price $22,000, either subject to mortgage. GAUTTER, 38 WASHINGTON MARKET. Corlandt 8047.

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4 story and basement dwelling, 25 feet, $8,000. GEORGE A. BRAUN, 1 Broadway.

ENGINEER LOFT BARGAINS
47x100, six stories, 150 passenger elevator, heated by the entire fuel, $15,000; price $90,000, $15,000 cash only required. G. A. BRAUN, Flatiron st.

---

20 st. 206 st., 4 story and basement, price $12,000, free and clear; small amount cash, terms, principals.

---

8 New Chambers St.—Six story loft building, fourth floor lease possession, store and loft floor, 25 years, price $42,000. HEARON, 170 Broadway.

8th St. W. 19 Possession 1920. Owner, Box 40, Cedarhurst.

Above 59th St.—8th Av. to North River.

Between 8th and 9th Avs.
A CHANCE FOR A DWELLING.
Brother, Commissioner of Parks, Manhattan, desiring to locate south of 57 st., adjacent to Lexington av., and erection dwelling, cost $18,000, with price prospective value upon part of house will pay expenses. E. J. DOUGLAS, 40 Lexington av.

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4 story and basement, 2 stores, Ninth Ave., near 53d st., 25 feet, 100 feet deep. Can be bought cheap. TRUSTEE, 1 Madison Av.

8th St. W. 19 Possession 1920. Owner, Box 40, Cedarhurst.

Above 59th St.—8th Av. to North River.

A CHANCE FOR A DWELLING.
Brother, Commissioner of Parks, Manhattan, desiring to locate south of 57 st., adjacent to Lexington av., and erection dwelling, cost $18,000, with price prospective value upon part of house will pay expenses. E. J. DOUGLAS, 40 Lexington av.

Madison Av. & 55th St.
PRIVATE HOUSE, POSSESSION REALTY CORPORATION, WILL SELL OR PER CENT. LEASE, ROBERT M. FULTON, 1 E. 42D ST.

FOR BUSINESS OCCUPANCY
128 East 76th st., near Lexington, three stories, suitable for professional or business purposes, two stores and dwelling, rents $2,000, price $40,000, terms easy building. TAX EXPT. water 1st Broadway.

CORNER PLOT 100x100.
Close up and ready to build for immediate occupancy. $71,000.
JOHN F. PETZ & CO., 302 W. 12 ST.

8TH AVENUE.
Block front, 40x, ready to build. Apply 30 W. 126TH.

PLOTS BETWEEN 59TH & 96TH STS. SEVERAL LARGE PLOTS FOR APARTMENT OPPORTUNITY.
LOUIS SCHRAM, 143 WEST 125D ST.

FOR SALE
5 Story, Stores and Lofts Bldg.
149-151 West 23d Street
40x100
Exceptional Opportunity
Will pay 40% on investment.
Partial mortgage considerable.
Reason, Estate Sale.
Terms Reasonable.
Brokers Protected.
Louis Frazin, 358 Sixth Avenue
Phone Chelsea 9400.

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5 STORY BUILDING
20th St., Near 6th Ave.
5 story building suitable for business. Price $26,500. Easy terms. Possession at once.
DWIGHT, ARCHIBALD & PERRY
320 WEST 23D ST. Tel. Watkins 8300.

Wonderful Opportunity
60TH ST., OFF BROADWAY.
Price $7,000.
FOR SALE ONLY
L. L. SOMMER
24 Maiden Lane. Corl. 5498.

20th St., Near 6th Ave.
4 story 3 family dwelling.
Price $15,000.
VERY EASY TERMS.
DWIGHT, ARCHIBALD & PERRY
320 WEST 23D ST. Tel. Watkins 8300.

New Fireproof Building
8,000 SQUARE FEET
Suitable All Automobile Business.
POSSESSION MAY 1.
Principals only.
GEORGE V. McNALLY,
Tel. W. 3010 Auto. 2 East 45d st.

Private Dwelling Price Desirable. Best Neighborhood. 12 rooms, bath, heat, price $11,000. Free and clear; small amount cash; terms; principals.
J. K. MOORS
340 WEST 57TH ST.
AT 9TH AV. COL. 6000.

PLOT AND BUILDINGS.
419 to 416 East 19th St.
For sale or reasonable price and terms. For particulars apply in person, 30 CEDAR A. BAXTER, 460 5th av., or 1106 Tuesday.

A FINE OFFICE BUILDING
Prominently located, can be bought now for a low price from builder. $200,000 cash required, or might give long lease. Commission to brokers.
ROBERT M. FULTON, 1 East 42d st.

Madison Av. & 55th St.
PRIVATE HOUSE, POSSESSION REALTY CORPORATION, WILL SELL OR PER CENT. LEASE, ROBERT M. FULTON, 1 E. 42D ST.

FOR BUSINESS OCCUPANCY
128 East 76th st., near Lexington, three stories, suitable for professional or business purposes, two stores and dwelling, rents $2,000, price $40,000, terms easy building. TAX EXPT. water 1st Broadway.

CORNER PLOT 100x100.
Close up and ready to build for immediate occupancy. $71,000.
JOHN F. PETZ & CO., 302 W. 12 ST.

8TH AVENUE.
Block front, 40x, ready to build. Apply 30 W. 126TH.

PLOTS BETWEEN 59TH & 96TH STS. SEVERAL LARGE PLOTS FOR APARTMENT OPPORTUNITY.
LOUIS SCHRAM, 143 WEST 125D ST.

CITY REAL ESTATE. CITY REAL ESTATE.

Above 59th St.—8th Av. to East River.

FOR SALE OR LEASE
(Unrestricted).
NEAR 5TH AVENUE.
18 EAST 54TH ST.
4 story and basement dwelling, frontage front, size 18x100.3 with 2 story and basement extension, modern in every respect, elevator, steam heat, hardwood floors, etc., perfect condition; suitable for improvement. Possession.
Worthington Whitehouse, Inc.,
9 East 40th St. Murray Hill 5000.

FOR SALE
59th St. Building.
bet. Lexington and Park avs.
5 Story, 25x100.
Possession May 1, 1920.
Harris, Vought & Co.,
Successors to Harris & Taussig.
569 Fifth Ave.
Telephone Vanderbilt 8.

FOR SALE
East 55th St.
Desirable 3 Story and Basement Residence.
Price $26,000.
Harris, Vought & Co.,
Successors to Harris & Taussig.
569 FifthAve.
Telephone Vanderbilt 8.

FOR SALE
119 EAST 30TH ST.
Four story and basement, 18x100.3, Price $30,000.
Wm. C. & A. Eder, Lenox 10 E. 47th st.

BARGAIN
Broadway corner, near 42d st., office building; rental $36,000. Particulars ENGLISH, 1133 Broadway.

54TH ST., NEAR 6TH AV.
Four story basement single flat, 18x75; 8 rooms and bath; improvements, steam heat, possession, good condition. MERCIER, 240 West 23d st.

WEST 34TH STREET.
For Trade.
For sale or exchange.
F. & G. PYLONIS, 1393 Broadway.

Two Buildings on 21st St.
near 6th av. Easily altered for business. Possession May 1, 1920. Price and particulars LOUIS SCHRAM, 143 WEST 125D ST.

MURRAY HILL, Near Auditorium, 29 feet private house sale $41,500; excellent for alteration; terms to suit; quick action necessary.
FRANK L. FISHER CO., 30 E. 42D ST.

SALE large st. and 8th av.—Two five story double flats, 50x100; selling $41,000; rents $6,000; can be bought right; terms to suit.
M. V. HEAD & CO., 402 8th Ave.

WEST AV.—Our property below 23d St. 50 ft. frontage, temporary improvement. Owner, 431 Sun-Herald, Herald Square.

OWNER.—We need several large parts for garages, warehouses and factories on the west side, from 24th to 59th st. for early possession; also buildings of this kind. NEW YORK REAL ESTATE COMPANY, 32 Broadway.

PLOT, 40 or 60 ft., with bungalow, south of 42d st., or 7th av., possession. Write, call or phone OWNER, room 701, 30 Liberty st., New York. Telephone Barclay 3000.

PLOT 100x100.
Rich St. Old Buildings $20,000.
AMES & CO., 20 WEST 34ST ST.

SEVEN story office building, 40 West 23d st., Delta $31,000, best Broadway corner. Price $300,000. HEARON, 170 Broadway.

TWO five story double flats, 25ft. av., above 42d; shed backs; hot water supply; new roofs, $9,000; price $19,000; cash $10,000. C. 204 Sun-Herald, Herald square.

UNRESTRICTED plot, 60x100, West Fordham road 300, as it stands; price $27,000. FORDHAM 734 8th st.

10TH ST., southwest corner of av. A.—Four 3 story tenements; price $48,000. Call FABRICANT, 1 Hilton Bldg.

6th LEXINGTON AV., adjoining corner of 56th st., 18 feet wide; three story and basement; possession May 1; can be bought right; terms to suit. PEARSE & ELLIMAN, 340 Madison av. Phone 6200 Murray Hill.

10TH ST., near 4th av., four story, price $18,000; rents $2,000; SCHMITT, 208 8th st. Tel. Gramercy 1280.

An advertisement in the Lost and Found columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property.

CITY REAL ESTATE. CITY REAL ESTATE.

Above 59th St.—8th Av. to East River.

14th St., bet. 7th & 8th Avs.
Fine 25x100, with three 4 story basement and cellar dwellings, each 18x100. Possession May 1, together or singly. Price $70,000 each. The 7th avenue subway express station has made 14th st. most convenient and desirable for wholesale business. Samuel Kilpatrick, owner, 195 Broadway. Phone Cortlandt 2467.

—PLOT 100X100—
West Side in the Forties
For quick sale will take $46,000.
FEIST & CO.,
401 West 42nd St.

Above 59th St.—8th Av. to East River.

ANGLING PRICE ONLY $47,000
for the desirable residence property
No. 40 East 63d st.
Early possession. Brokers protected.
E. J. DOUGLAS, 40 Lexington av.

ANGLING PRICE ONLY $42,000
for the desirable residence property
No. 46 East 63d st.
Early possession. Brokers protected.
E. J. DOUGLAS, 40 Lexington av.

A three story business building, 20x100, over 10,000 square feet, open exterior, possession May 1, 1920, grade floor suitable automobile showroom; price $2,000. LOUIS S. ALTMAYER, 32 East 60th st.

A stable, 50x100, with upper floor, 2nd, near Lexington and Central Park, rent $4,000; price $30,000; electricity, gas. LOUIS S. ALTMAYER, 32 East 60th st.

AMERICAN BASEMENT, 24 HOURS, 60TH ST., BET. MADISON & PARK AVS. LONGEST REALTY CORP., 307 PARK AV.

Highlands o Harlem.—Four story, brick house, 7 room apartment, hot water, electric light, electricity, price $4,500, subject $2,000. Or exchange $1,000 for Bronx Earlier Home.

Building on south three story and basement tenement, 50 E. 100th st., corner Lexington. For particulars, J. H. STRAPPER, 103 East 125th street, Westchester.

DWELLING, lot 20 ft. wide, three story investment, or for home, near Lenox av., price $11,000, terms suit.
BURTER & CO., 110 West 125th st.

EAST 60th st., four story and basement, high stoop, immediate occupation just off Park av., excellent condition, electric light, parquet floors. Leased with 10 day cancellation; price and terms right. Subject to prior sale. Apply to exclusive agents.
M. HORGENTHAU, JR., CO.,
256 Broadway. Cort. 2444.

EAST 120TH ST., four story and cellar double flat, in fine class condition, were per $2,200; to close estate will sell for $21,000; possession May 1. Principals only. WM. RATTER, 460 Lexington av.

EAST side dwelling, with possession, on 60th st., near Lexington, electric lights and gas, price $27,000; terms reasonable. DOUGLAS J. DAY, 47 Liberty st. Private Sales Dept.

ELEGANT dwelling, Eighties, near Lexington, for immediate occupanc