CITY REAL ESTATE.

Above 59th St.—5th Av. to North River.

APARTMENTS FOR SALE

CO-OPERATIVE PLAN

NEW BUILDINGS

Just being completed by Paterno Bros.

225 West 71st Street

Immediately West of Broadway

3 Rooms, Foyer & Bath
4 " " " "
5 " " " 2 baths

No. 884 West End Avenue

N. W. Cor. 103rd Street

6 Rooms, Foyer & 2 Baths
7 " " " 3 "

Ample Closets—Early possession

For particulars and details Apply on premises, or

EARL E. & C. CALHOUN

212 West 72nd. Tel. 5116 Columbus

From Battery to 14th St., Inclusive.

For Sale 22 Fulton St.

Four stories and basement. Plot 35x28. Brick. Suitable for export house, tobacco house, offices, &c. Hand hoist. Building in good condition.

J. CLARENCE DAVIES, 32 Nassau st. John 6094.

9TH WARD DWELLINGS

Near 7th av.; with possession; 4 story Morton st., price $12,250, cash $4,000 for quick sale. Lerop st., front and rear, lot 22x90, 20 rooms; price $12,500. Other bargains in Greenwich Village. DUROSS CO., 156 Broadway.

TO settle estate, must sell fine story tenement, 250 East Broadway; price $25,000; Division st., 219, seven story tenement, price $18,000, with improvements; 225 Division st., seven story loft building price $15,000. Attorney, GOLDAE, Bible House.

WATER ST., corner Fulton, 100x115. For information see broker.

200 FEET frontage Grand and Greene; buildings obsolete every legal improvement for manufacturing. For information see your broker.

Above 14th St. to 59th St. (Inclusive). East River to North River.

FOR SALE OR LEASE

Fifth Ave., near 34th St.

50 Feet—Good Building

Principals only

Brown, Wheelock Co., Inc.
10 East 45th St.
Telephone Murray Hill 3100

BUILDING FOR SALE

3-Story & Base. 20.6x98.9

248 West 39th

Possession in 90 days. Suitable for architect, engineer or any party requiring a building for own occupancy. Terms to suit.
APPLY TO J. W. EHRICH, 67 EXCHANGE PL. (Rector 5961) or your own broker.

CO-OPERATIVE OFFICE BLDG

New 12 story office building is about to be erected on a prominent corner in the Grand Central Terminal zone. Entire floors containing 11,500 square feet are to be sold for 3½ years advance rent. Price of each floor $120,000. Purchasers can occupy as much as they need and sublet the balance at a great profit. After 3½ years, free rent for space perpetually, with no assessments nor further charges. Plans and details can be seen at office of
FRANK L. FISHER CO., 50 East 42d St.

WEST 49th STREET

Plot 50x100; between 6th and 7th avs. Price $125,000.
FRANK L. FISHER CO., 50 E. 42D ST.

6TH AV., 455, WITH CONNECTING LOT ON 27TH ST. INFORMATION SEE BROKER.

Above 59th St.—5th Av. to East River.

A Bargain

$5,000 cash over first mortgage of $26,000 will buy two well built 3 story brownstone single flats, 46x100, 8 rooms and bath each floor; in 119th st., near 2d av.; good investment now, with splendid chance for speculative purposes. Particulars, GEO. SAUER, 85th st. and 3d av., Yorkville Bank Building.

ANSWER.—Why pay rent when you can live rent free by buying 100 East 123d, four story, basement high stoop apartment house, corner Park av., seven, eight rooms; terms to suit. GEORGE BRETELLE, 184 East 123d.

BARGAIN—Five story flat, Yorkville; first class investment; owner must sell; $7,500 cash needed; yearly rent $2,400. PRAUBE, 1402 Lexington av.

LEXINGTON AV., adjoining a corner house, near 103d st. subway station; 16.8 ft. front; very reasonable price and terms. MORGENTHAU, JR., CO., 206 Broadway. Cortlandt 3966.

PARK AVENUE

Five story American basement, limestone, 25 ft. residence in the 70s; immediate possession; low price to quick buyer.
FRANK L. FISHER CO., 50 E. 42D ST.

PRIVATE HOUSE OPPORTUNITIES. In the 5th and Park av. section. Revised edition of Our Little Booklet, giving specific bargains sent on request. DOUGLAS L. ELLIMAN & CO., 15 East 49th st.

80TH, 164 East.—20x102.2, four story and basement apartment building; plans have been drawn for a modern residence, with elevator and simplex and duplex apartments, to sell on cooperative plan. For particulars, PEASE & ELLIMAN, 340 Madison av. Phone Murray Hill 6200.

Above 59th St.—5th Av. to North River.

ATTENTION!—Vicinity West End av. and 71st st., seven story modern elevator apartment house; 52x125; big bargain. ERNEST TRIBELHORN, 308 West 97th st.

119TH, 140 West.—20x100, three story and basement, 2 tiled bathrooms and 3 story butler's pantry, bathroom and bedroom extension; dumbwaiter to second floor; hardwood floors and oak trim throughout; possess on any floor; price $25,000. PEASE & ELLIMAN, 340 Madison av., New York. Phone Murray Hill 6200.

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

LESS THAN FIVE TIMES RENTS. 446-450 West 204th; two five story apartments, 37.6x112.4 each; rents $10,904; price $99,000. SHARUM, 170 Broadway.

Borough of Manhattan—Miscellaneous.

PRIVATE DWELLINGS.

Several bargains in choice sections, East or West Side; some quick possession; very reasonable price and terms.
M. MORGENTHAU, JR., CO., 206 Broadway. Cortlandt 3966.

Borough of Bronx—Sale or Rent.

IMMEDIATE POSSESSION

2762 BRIGGS AVE., near 196th St. and Concourse, 50x100, 9 room private dwelling, $13,500.
2767 BAINBRIDGE AVE., near 196th St. and Concourse, 50x100, 8 room private dwelling, $12,500.
2695 CRESTON AVE., near Kingsbridge road, 50x100, electric lights, parquette floors, 9 rooms. Agent at Creston ave., 1-5 daily, or
ALEXANDER SELKIN, 882 Prospect Ave.

CITY REAL ESTATE.

Above 59th St.—5th Av. to North River.

THE SOLUTION

BUY AN APARTMENT

In this way secure an attractive and permanent home in one of the following houses, which we are selling on the co-operative plan, with free rent.

COLUMBIA COURT,	431 Riverside Drive
THE BROADVIEW	606 West 116th Street
FIORA VILLE,	616 West 116th Street
PORTER ARMS,	620 West 116th Street

4 to 9 rooms—1 to 3 baths, $6,700 to $17,000

An exceptional investment.

Apply on premises to see apartments or to us for particulars.

EARL E. & C. CALHOUN

212 West 72d. Tel. 5116 Columbus.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

Every house built in

Arleigh

has been sold before completion

49 Sold!

If you want a house this spring you must act quickly.

Price now $11,000 to $13,000.

Same houses in new operation will be $12,500 to $15,000.

Take Queensboro Subway train from Grand Central Subway Station, direct to the property, one block from Ditmars Avenue Station.

By motor, from Queensboro Bridge follow left branch of elevated road to Ditmars Avenue Station.

Send for photographs, floor plans and particulars. Brokers protected.

Kirkert-Brown Realty Co.

Tel. Murray Hill 1190. 52 Vanderbilt Av.

Beautiful St. Mark's Av.

Handsome Private Residence.

FOR SALE ON ONE OF THE CHOICE BLOCKS AN UNUSUAL OPPORTUNITY

Vacant—Immediate Possession.

House contains 11 rooms, 2 fine bathrooms, independent tiled shower, tiled kitchen, 2 large storerooms, one bathroom, laundry and butler's pantry situated in extension. Up stairs dining room, open fireplace and built-in library in foyer; electricity; imported lighting fixtures, several parquet floors, hardwood trim.

Price $17,500—Part Mortgage. Keys and Full Particulars.
GHEGAN & LEVINE,
KINGSTON AV., COR. BERGEN ST.

FOR SALE CHEAP: 5 LOTS, 20x100 EACH; CORNER OF AV. F AND EAST 90TH ST., BROOKLYN, N. Y. INQUIRE OF G. H. FISCHER, 257 N. 52D ST., PHILADELPHIA, PA.

FOR sale, three story house, store and four rooms, two apartments above; price $6,700; brokers protected. Owner, 26 Ten Eyck st.

IMMEDIATE possession, modern home, 43 Midwood st., Flatbush; latest appointments, 10 rooms, 3 baths; block Prospect Park, Flatbush av.; inspection invited; $6,000 cash required.

LOTS 150x100, fine factory site. Write E. WILSON, 707 St. Johns place.

NEW two-family brick semi-detached, screened porch, all modern improvements; 11 rooms, 2 baths, steam heat, parquet floors; double garages. Builder on premises, 54th st. and 8th av., Brooklyn.

OPEN SATURDAY & SUNDAY 2-5

Don't worry about landlords; vacant, full price $4,500; will sell with $800 cash, balance like rent; 7 rooms and bath, electric light, heaters. 194 Saratoga av., ½ block from Fulton st. "L" station, or AGAR, 1013 Bedford av.

TWO one-family houses, eight rooms, steam heat, electric lights and parquet floors; in the finest neighborhood in Bay Parkway, Brooklyn; price $10,900; terms to suit. THROOP REALTY CO., 44 Court st., Brooklyn. Telephone Main 6380.

Borough of Queens—Sale or Rent.

BEAUTIFUL ITALIAN VILLA

With Artistically Landscaped Grounds

IN ONE OF THE HIGHEST SECTIONS OF NEARBY LONG ISLAND, ONLY 20 MINUTES FROM PENN. TERMINAL.

An unusually attractive house built in the most substantial manner of hollow tile and reinforced concrete floors with hardwood surface; outside walls faced with stucco; on large plot. House has large Foyer Hall, Dining Room, Living Room, Sun Parlor, Kitchen and Butler's Pantry on the first floor. Four large bedrooms, each with bathroom, and servants' quarters on the second floor. Beautiful court with fountain in rear and centre of house and sunken gardens on left.

If interested in the purchase of a distinctive home on reasonable terms, write or phone Vanderbilt 4037.

H. D. BURCHELL
Room 402. 51 East 42d St.
Brokers Protected.

GREAT HOUSE BARGAIN

Beautiful house, large plot, wide boulevard; near station; half hour Manhattan; steam heat, open fireplace, tiled baths, kitchen, parquetry; $2,500 cash, balance easy payments for closed site. Save brokerage.

Owner, Telephone Hollis 6515.

VACANT—JAMAICA.

Choice section, corner plot 50x100, 8 rooms, hot water heat, electric, sewer connection, price $12,000. Worth $15,000. B. H. SWEET, 324 Fulton st., Jamaica, N.Y.

Borough of Richmond—Sale or Rent.

AN exceptional bargain in an 8 room house, all improvements, fireproof garage of tile, 30x20, on plot, 75x116, two blocks from main railroad station, two blocks from trolley, 15 minutes from Midland Beach; price $8,500, half down, balance on easy terms. Can be seen Saturday and Sunday, 172 Midland av., Grant City, S. I.; New Dorp 295 party M.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

ROCKVILLE CENTRE.

Seven room house, all improvements, hot water heat; garage, chicken house; fruit trees and grape arbor; corner plot 50x120; price $7,500; cash required $3,500; near depot. Two family house, all improvements; near depot; plot 100x200; price $9,500; cash required $4,200. Ten room house, all improvements, hot water heat; garage; shade trees; plot 75x180; good location; price $12,500; cash required $6,000.

HENNINGS,
Phone Rockville Centre, 634-R.

AT WESTBURY, 45 MINUTES OUT.

18 room house, all improvements, newly decorated, fireplace, garage, large plot, fine neighborhood; sacrifice $8,750, $3,000 cash.

Seven room house, improvements steam heat, electricity, gas, bath, $6,500, $1,200 cash.

Six room house, bath, heat, gas, city water, fine garden; $5,500, terms; possession by May 1st. OWNER, room 56, 121 West 42d. 3195 Bryant.

A NEW SHINGLED HOUSE

In the centre of the village, hear the water; 8 rooms and bath; electric lights; large corner plot 150 feet front by 150 feet deep; large orchard of 20 year old fruit trees, pears, cherries, plums, apples, grapes and berries; price $6,250, on easy payments. Owner C. E. ROBERTSON, Northport, L. I.

AT DOUGLASTON PARK

A ten room Colonial house on lot 80x100; contains all modern improvements; steam heat, gas, electricity; high ground, pleasant surroundings; price $12,000; possession May 1.
J. W. DOOLITTLE, Woolworth Building.

Listings Now Ready.

MALBA 22 MINUTES PENN. STA. ON THE SOUND REALTY TRUST 217 B'WAY.

$5,000 purchases 18 room house, SELDEN; 8 acres, good level land; orchard. Owner, 46 113th st., Rockaway Park.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

AMITYVILLE, L. I.

Immediate Possession

West Side of Ocean Avenue

First house south from Merrick Road; 8 rooms and bath, improvements; plot 105x250; finest section of Amityville.

Price $10,000—Terms Arranged.

Owner on premises Saturday & Sunday.

Westchester—Sale or Rent.

Greenwich

A selection of the better country places and estates at present offered may be made through our Greenwich office. Great care has been given to the preparation of our lists, which include a large range, both as to size and price.

Robert E. Farley Organization

24 Greenwich Ave., Greenwich
Near the corner of Post Road.
Telephone Greenwich 1860.
12 East 44th St., N. Y.

PLANDOME

On Manhasset Bay

Dutch colonial residence, living room, sun parlor, hall, dining room, kitchen, pantry, servants' bedroom. 2nd floor 4 large bedrooms, 2 baths, every improvement. 2 car garage, chicken houses. One acre of land, with beach rights. Very fine trees, shrubbery and garden. Price $30,000. Terms $10,000 cash. Photos.

WILLIAM J. MOCK,
1 West 34th Street, N. Y.
Tel. 2293 Greeley.

LONG ISLAND

NORTH SHORE

GLEN COVE—Rent, $3,000.00. Colonial, 12 rooms, 2 baths. Garage. No. 4671.

Ladd & Nichols

GREENWICH, CONN.
Tel. 1717.
15 East 54th St., New York.

180 ACRE FARM

Colonial Farm house, barn and tenant houses; large trees, lake, R. R. station on property; 32 miles out.

PRICE $30,000

PELL & TIBBITS
542 FIFTH AVE., NEW YORK.

OWNER WILL SELL

beautiful home having 8 large rooms, bath, laundry and pantry, all modern improvements, full cellar and attic, screens; plot 70x163; beautiful lawn, shrubbery and evergreen trees. Price $10,500; terms arranged. OWNER, 334 Archer St., Freeport, L. I.

FOR SALE—Huntington, L. I.; best residential street; convenient village and station; all year round dwelling; 4 master's bedrooms, bath, &c.; sun parlor, modern gas range and heating plant, large lot, driveway, garage, shade trees; an unusual offering, with immediate possession; price $16,500. HOWELL G. LOMAX, 542 5th av., New York. 6295 Vanderbilt, or Huntington 52-M.

FREEPORT bargain, 9 rooms, tile bath, 2 sleeping porches, 2 open fireplaces, large living room, steam heat, breakfast room; 2 machine garage; plot 100x150; price $14,000; cash $5,000. GEORGE E. WHEELER, 15 Railroad av., Freeport, L. I. Phone 433. Opposite depot; open Sunday.

Five room bungalow; improvements; for sale, $2,550, $850 cash, balance easy; or for rent, furnished, $600. Call on WALSH & FARRELL, Bus from station.

I represent a client desirous of disposing of a handsome country residence in Freeport, N. Y.; plot 100x125; containing eight (8) large rooms, with all improvements; garage for two cars; all hardwood floors; dining room is 25 ft. long; grounds beautifully planted; price $30,000; $12,500 cash needed. GEORGE MORTON LEVY, atty., 147 Railroad av., Freeport, N. Y.

I. G. WOLF. 1270 B'way, N. Y. Exceptional bargains on the North Shore.

MODERN SEMI-BUNGALOW

having 5 rooms, 2 baths and pantry, open fireplace, latest modern improvements; plot 100x127, nice shrubbery; price $9,500, $3,000 cash; excellent location. HEHR, 31 A. Railroad Ave; phone 1228 Freeport, L. I.

NEPONSIT, south shore of Long Island, 40 minutes from Penn. Station, on ocean front—Modern hollow tile stucco all year residence, seven bedrooms, three baths, electric light, gas range, hot water system heating, sale, furnished or unfurnished. Apply E. W. LITTLE, 200 5th av., or local agent, Rockaway Park.

ROCKVILLE CENTRE Homes & Home Site Specialists. If it's E.W.Hennings,opp.Sta. for sale we have it.

SEMI-BUNGALOW, six rooms, bath; windows and porch screened; storm sash; garage, chicken house; shade, fruit trees; plot 100x192; near Great South Bay; $5,000. ALEXANDRA HOTEL, Amityville, Long Island.

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHABEHORN, opposite station. Telephone Springfield 1817.

VALLEY STREAM—Exceptional value in house; 10 rooms, 2 baths, improvements; garage; plot 1½ acres; beautiful surroundings; price $12,500. DR. J. D. FREDERICK, 3 West 86th st. Murray Hill 1112.

67 Acres, Bayside, L. I.

Good buildings, fine truck farm; produce sold from farm last year $25,000; 1,500 feet on Queens av.; original owner. T. W. POWELL, 300 Lincoln st., Flushing, L. I.

REAL ESTATE—OUT OF CITY.

New York State—Sale or Rent.

FOR RENT—BEAUTIFUL VILLA D'ESTE AT HAINES FALLS, between Twilight and Sunset Parks; finest and highest location and view, including Hudson; 4 acres of park; 4 room cottage, garage and other out-buildings; 5 minutes from station, several hotels and 100 cottages. Apply Owner, C. INGERSOLL, 215 4th Avenue, New York, or caretaker on premises.

FOR Sale or rental, property of any kind in the lower Adirondacks. WM. H. MONTGOMERY, Chestertown, N. Y.

GENTLEMAN'S country place at Monroe, Orange county, New York, situated between two lakes; 30 rooms furnished from top to bottom; fine stable, water supply, steam heat, electric light; wonderful property; would make a fine sanitarium; altitude ideal and fine view across Ramapo Mountains, also Schunnemunk Mountain. Owner, L. T. MARTINE, at 167 Beverly rd., Brooklyn, N. Y.

Connecticut—Sale or Rent.

Greenwich

A selection of the better country places and estates at present offered may be made through our Greenwich office. Great care has been given to the preparation of our lists, which include a large range, both as to size and price.

Robert E. Farley Organization

24 Greenwich Ave., Greenwich
Near the corner of Post Road.
Telephone Greenwich 1860.
12 East 44th St., N. Y.

RYE

FOR SALE—$21,500.00. Attractive house, 10 rooms and bath. Garage. Garden. No. R239.

Ladd & Nichols

POST ROAD, RYE.
Tel. 840.
15 East 54th St., New York.

BRONXVILLE IN LAWRENCE PARK.

My private house; finest high location in the park; 9 large rooms, stucco, slate roof, two baths, steam heat, electric light; five master's rooms, two tiled baths; one-third acre of land; wonderful trees; splendid view; $25,000; $14,000 cash; balance easy terms; this is a distinct bargain. MASSEE, Bronxville, N. Y. Tel. 257 Bronxville.

The BEST in WESTCHESTER
HOMES · FLOOR · LATHES · FARMS
ROBERT E. FARLEY ORGANIZATION
12 East 44th St. Murray Hill 7720

READY TO MOVE IN. WHITE PLAINS, N. Y.

Residential section, near Broadway; 5 rooms, with bath, with finished attic; all improvements, electric light and parquet floors; a corner property, 57x158. JULIUS MULLER, 811 East 170th st., New York city. Tel. Intervale 3217.

5-6-7 Rooms and Bath

ALL IMPROVEMENTS. POSSESSION MAY 1.

J. Romaine Brown & Co.
194 So. Broadway. Yonkers, N. Y.
Tel. Yonkers 2758.

PELHAM Tel. 1717

All the Pelhams and nothing but the Pelhams

G. L. BEECROFT Pelham Manor.
Boston Post Rd. Res. Prospect Ave.

For Sale in Mt. Vernon, N. Y.

HOUSES RANGING IN PRICE FROM $5,000 TO $12,000. BUILDING SITES. TELEPHONE 2504.

Edwin W. Fiske Realty Co.
14 DEPOT PLACE.

"ALONG THE SOUND"

REAL ESTATE

Chas. Field Griffen & Co.,
11 East 42d St. Murray Hill 6441.

BEST BUY AT GREENACRES.

Hollow tile two clsd nine room house; three baths, all improvements; garage; best neighborhood, near depot, golf; attractive price, terms. Tel. White Plains 2350. MAXWELL SMITH, Hartsdale, N. Y. See it to-day.

CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts, 18 East 41st st. Murray Hill—9326.

FOR RENT—My furnished home at Philipse Manor, Tarrytown; attractive Dutch Colonial, seven rooms, two baths, breakfast porch and large screened living porch; unobstructed view of the Hudson 200 yards distant; garage and garden; fifty minutes from Grand Central; immediate possession; $300 a month. LOUIS ALLEN, phone Spring 166 or Tarrytown 617.

FIVE new, attractive bungalows, fully furnished, with or without garage, for rent, near Oakland Beach, Rye; price, $1000 for season. Write, call or telephone CHAS. S. PAULKNER, Real Estate Broker, office facing Rye Station. Phone Rye 123.

PELHAM REAL ESTATE W. H. MILLS, Pelham, N. Y.

TWO family, 8 rooms and 2 baths, in Fordham section; price, $12,500; easy terms. ROBERT S. WOOD, room 4844 Grand Central Terminal. Vanderbilt 7436.

YONKERS, N. Y.

Large white house, with wide porches and belvedere; spacious lawn, shade trees; 14 rooms, 2 baths, open fireplaces, butler's pantry, ample closets; hardwood trim; gas and electricity; trolley passes corner; accessible railroad and subway; a beautiful and very desirable property; $18,000.
J. CLARENCE DAVIES.
"HOMES within the HOUR."
32 Nassau st.
John 6094.

Rockland County—Sale or Rent.

BEAUTIFUL ESTATE

Of 30 acres, with lakes, trout stream and woodland, 22 miles from Fort Lee ferry, in healthiest climate in the country; house contains 15 spacious rooms, with 2 baths and large porches; building freshly painted. There is a three story combination barn and garage, beautifully finished inside and out, in which there is running water; about 20 acres of land under cultivation, also nice fruit orchard, which is bearing. To duplicate the building would cost over $30,000; entire estate can be bought for $27,500, terms if desired. Phone Spring Valley 385 for appointment to inspect.

New York State—Sale or Rent.

ATTENTION! SACRIFICE!
SULLIVAN COUNTY!
WILDWOOD PARK ESTATE!
2,000 FEET ELEVATION!

Stone mansion, 25 rooms, 3 baths, sleeping porches, large stone garages, with coachman's lodge; several other buildings; all modern conveniences, beautiful land, including timber; near railroad stations; ideal for gentleman's country home, hotel, sanitarium, or other institution.
J. SLOAN, 219 North Main St., Liberty, N.Y.

FOR rent; ideal location for dentist, office in growing young city, Beacon, N. Y. For further information address G. H., 724 King st., Wilmington, Del.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

Mountain Lakes, N. J. 1 hour out, D., L. & W.; 800 feet elevation; good schools, city conveniences; beautiful homes with all improvements; $10,000 up to $40,000. Also furnished houses for the summer.
CHAS. E. FURRER,
47 WEST 34TH ST. TEL. 5673 GREELEY

SEVEN room house, improvements; commutation 30c.; 45 minutes out; price $3,800; one house, four apartments, $5,500. D. W. LYDECKER, 226 5th av., Newark, N. J.

Jersey City, Hoboken, Hudson Co.

ACCOUNT of death, three story brick rooming house, 18 rooms, steam heat, all improvements; lot 28x110; present income $225 per month; furnished or unfurnished; $9,000. 319 Pacific av., Jersey City.

Miscellaneous—Sale or Rent.

SIXTEEN room house, eight lots, $110 month; ½ principal one to three families; WOODRIDGE, 43 1st st. Seven room house, $75. HACKENSACK, 75 Pine. MOUNT VERNON, 225 Franklin av.; 12 rooms, one to three families. BROOKLYN, 556 3d st.; $2,000 cash, $15,000; 40 acres. RIDGEWOOD. ACKERMAN, 181 Greenwich st.

FARM PROPERTY.

BEAUTIFUL shore farm, overlooking Casco Bay, 26 miles from Portland, Me.; 90 acres, 1-3 rich tillage soil, 1-3 growing pine and spruce, 1-3 pasture land; 11 room house, large barn, hen house and sheep shed; also ice pond and ice house; 5 room cottage, boathouse and wharf. This will make a fine gentleman's estate. Price $7,500 for quick sale. Address FRANK L. CLARK, 1007 Fidelity Building, Portland, Me.

LONG BEACH

FARM 22 acres, $4,500, $2,000 cash. Good buildings; Farm 14 acres, $8,000, $2,000 cash, fruit. Ten room house; plenty fruit; barn; chicken house. WILTWYCK CO., E. Northport, L. I.

E.A.Stout Farm Bargains in 33 States. Catalogue free. 150 Nassau St., N.Y.

FARMS, every description; some wonderful bargains. TRIBELHORN, 308 West 97th. Riverside 7830.

20 ACRE farm for sale, Ulster Co.; 22 room house, 11 outbuildings, horses, cows, chickens, ducks, plenty of fruit; 4 acres of grapes, berries; auto, wagon, tools and machinery; rowboat, fine bathing; near station, on West Shore R. R. and State road; must be seen to be appreciated. Price $15,000. L. NEWMAN, 2329 Woodbine st., Brooklyn.

Own Your Apartment AT GREENWICH, Conn.

A few exclusive apartments, consisting of

6 Spacious rooms and 2 large porches.
Complete restaurant and valet service

SALE PRICE,
$15,000 to $20,000

FRANK L. FISHER CO.,
50 East 42nd St.

GREENWICH
TWO PLACES

An attractive residence of 4 master chambers and 4 baths; garage with quarters; ⅝ mile to Greenwich Station, $32,000.

And another on one acre of 14 room house, 2-car garage with quarters, $45,000.

C. M. GRANT, P. O. box 57, Grand Central Terminal.

GREENWICH, CONN.

RIVERSIDE STATION.

Directly on the Water.

About one acre, with a fine large 10 year old house, with 12 large rooms and 3 baths, 65 feet of porch, a new garage for two cars and chauffeur's room; an all-year round home, five minutes' walk from station, five minutes' walk to trolley.

Open for inspection Friday, Saturday and Sunday; weekdays by appointment.

W. G. BUXTON.
Riverside, Conn. Tel. Sound Beach 472.
11 E. 42d St., N. Y. Tel. Murray Hill 6441.

FOR sale, artistic country home, bungalow style; all improvements; beautifully furnished; Connecticut, 50 miles from New York, commuting distance; $20,000; beautiful shore home on Sound; all improvements; eight rooms, garage, $8,500; several other attractive shore, country properties and farms. Real Estate, 32 Main st. Phone 405 Norwalk.

10 rooms, bath, hot running water, hot water heat, verandas, one acre; barn, icehouse, chicken house; opposite station; 105 miles New York; $5,000. LANE, West Cornwall, Litchfield county, Conn.

New Jersey—Sale or Rent.

On Lake Hopatcong

Building Lots and Bungalows at Pre-War Prices

Also Camp Sites and Bungalow Sites for rent. For full particulars, Address, HUDSON MAXIM Landing P. O., New Jersey

CHATHAM, NEW JERSEY

Stone and shingle house of eight rooms and two baths; copper screened throughout; heated garage; all in perfect condition; house cost $23,000 to build. Grounds, more than an acre, laid out and planted at an expense of $6,000. Owner going to France. Will sell, easy terms, at sacrifice. A. S. HART, Attorney, 161 Montague st., Brooklyn, N. Y. Phone 880 Main.

AT Mountain Lakes, N. J., near station; attractive house, 12 rooms, three baths; tennis court; two car garage; $27,000; excellent value. H. N. RAYMOND, 111 Broadway, New York.

COMMUTING home, 30 minutes main line Erie, 8 rooms, bath; steam heat, electricity; perfect condition throughout; double garage worth $2,000; price $9,000; immediate possession. H. H. ARTHUR, 12 John st., New York.

DESIRABLE old fashioned square house, centrally located, 10 rooms, 2 baths, laundry, electric lights; $14,500 to close estate. M. C. BOYD, 465 Franklin st., Bloomfield, N. J.

ENGLEWOOD HOUSES FOR SALE REAL ESTATE.
H. Weatherby & Co., Englewood, N. J.

FOR Sale—Suburb of Newark; CORNER HOUSE, 12 finished rooms; lot 100x113; all improvements; three toilets, two baths; would make fine one family home or good investment as three family apartment, with sufficient ground on which to build another apartment; price $25,000. Address O. X., box 617 Sun-Herald.

FOR SALE—Cottage on the bluff, Island Heights, N. J.; finely arranged; 4 chambers and bath; sleeping porch, 8 or 10 people; finest view on the Jersey coast. Apply FRANK WOOLSTON, Island Heights, N. J., or P. W. KIEFABER, 419 New Market st., Philadelphia.

FOR SALE AT HACKENSACK, N. J., TO CLOSE ESTATE, 13 ROOM HOUSE, GOOD REPAIR; PLOT 155 FEET FRONT; BEST PART OF TOWN; LARGE SHADE TREES. APPLY L. F. CLARENDON, 78 GOLD ST., NEW YORK. PHONE 770 BEEKMAN.

FOR SALE.—Plot ground 125x200, in Harrison, N. J., situated one mile from Newark, on main road to Jersey City, suitable for factory site; railroad; price reasonable. W. E. SMITH, 31 Ann st., Kearny, N. J.

LEONIA'S Greatest Bargain.—Seven rooms, hot water heat, corner property, brick, slate roof; one block high school, stores, trolleys; $7,900; terms; fine location; Fort Lee trolley to door. SEIDEL, 435 Broad av., Leonia Junction.

MADISON, N. J. Choice Country Homes & Estates.
JOS. V. KEATING. Opp. sta. Tel. 378M.

ONE family stucco house and garage, beautiful location overlooking Hudson; 7 rooms, tiled bath, hot water heat, finely decorated; price $15,000; also 2 at $14,500. CHARLES J. SEEGER, builder and owner, Grantwood, N. J. Telephone 271 Cliffside.

RIDGEWOOD, N. J.—Beautiful year round home, 11 rooms and bath, hot water heat, all improvements, garage; corner plot, nearly ½ acre; finely developed lawn, shade, fruit trees; ideal home for family with children; price $14,000. Address OWNER, 31 Kenilworth place, Ridgewood. Phone 130.

RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Rutherford.

THE Farley Estate, Old Short Hills, N. J., Millburn P. O.; tenting privileges for the summer to select people; also building sites for sale. FREDERICK A. FARLEY, on the premises, or P. O. box 174, Millburn, N. J., or EDWARD B. CAMP, the Apthorp, 79th st. and Broadway, New York; tel. Schuyler 9300.

REAL ESTATE—OUT OF CITY.

New York—Sale or Rent.

Desirable Offices For Rent

Splendidly located in modern 23 story bldg.

Also

One Entire Floor

A wonderful opportunity for a tenant needing

7000 Square Feet

150 Nassau St.

Apply to agent on premises.

Brokers Protected.

FOR RENT
ENTIRE BUILDING.

Attention—Big Corporations, steamship companies, brokers and exporters.

IMMEDIATE POSSESSION

In the financial district—a step from Broadway, near the Custom House, banks, exchanges, insurance and shipping interests. One of the few small buildings available in this section, containing about 9,000 sq. ft. Equipped with fine freight and passenger elevators.

PRINCIPALS ONLY.

J. CLARENCE DAVIES,
32 Nassau St. Tel. John 6094

LEASE FOR SALE.

Small office, 2 large windows, in Wall st. near National City Bank; 5 year lease, $100 per month; also 2,000 feet, 14th floor, 10 windows; 3 years; $10,000 per annum.
FRANK L. FISHER CO., 50 E. 42d St.

Above 14th St. to 59th St. (Inclusive). East River to North River.

OFFICE SPACE High Class

42d St. near 5th Ave.

REASONABLE

8,000 sq. ft. available May 1, 1920
8,000 sq. ft. available Nov., 1920
MORE sq. ft. available in 1921

J. CLARENCE DAVIES,
32 Nassau St. John 6094.

STORES TO LET

Also Large Basement, N. W. Corner

6th Av. & 54th St.

Now Being Altered. RENTS

$1,500 to $3,500

Special Representative on Premises or N. A. Berwin & Co., 103 Park Ave.
TEL. VANDERBILT 4452.

Nine Airy, Daylight Lofts

LIGHT ON FOUR SIDES.

507-13 West 50th St.

25x100. 55x100. 83x100.

AUTOMOBILE AND PASSENGER ELEVATORS.

Suitable for

Automobile Service Station and Manufacturing

Agent on premises, 10 A. M. to 4 P. M.

A large, handsome and well lighted room at 753 5th av., over Sherry's. G. W. RICHARDSON & SON.

ONE loft, 50x100, White st., west of Broadway; store and basement, each 60x100, 343-47 West 26th st.; floor capacity 200 lbs.; immediate possession. Phone OWNER, Greeley 3957.

TOP loft, Chelsea district; excellent light; 50x100 feet; heat and freight; elevator service; immediate possession; lease on year, 45c. a square foot. Phone Chelsea 8566. Act quick.

VERY desirable, large light office space; Buckley-Newhall Building, 41st st.; also Guaranty Trust Building, 44th st.
FRANK L. FISHER CO., 50 E. 42D ST.

Miscellaneous.

OFFICE SPACE FOR RENT

1634 Sq. ft. . .	$8,000
1460 Sq. ft. . .	6,500
800 Sq. ft. . .	4,500

Possession May 1, 1920

All choice locations, in one of the largest downtown modern office buildings—all night service. Principals only. No information given over telephone.

Thomas J. O'Reilly

Downtown Office
51 Chambers St.

4,000 feet, including full office service and light; $3 per foot; 1,700 feet southwest exposure; 3,250 feet southeast exposure; 1,900 feet full office service.
FRANK L. FISHER CO., 50 E 42D ST.

Borough of Bronx.

AUTOMOBILE store, with large show window and 6 rooms and bath in rear, to rent, on Boston rd., Bronx; $80 per month. GEORGE CRAWFORD, 7 East 42d st. Phone Murray Hill 6386.

BUSINESS PLACES WANTED.

WE have a large list of responsible clients for lofts, mercantile buildings, stores, office space. Quick action guaranteed. List your properties with us to-day.
J. CLARENCE DAVIES,
32 Nassau St. John 6094.

DESK room wanted May 1. Phone Broad 1269 or address E. H. LEWIS LUMBER CO., 18 Broadway.

OFFICE; 250 or 600 feet preferred; between City Hall and Battery; will pay bonus for good, reasonable space. CHRIST LENZ, 38 Broadway. Phone 628 Whitehall.

OFFICE WANTED.

Suite of one large, attractive office in financial district; preferably furnished; south of Liberty, Wall st. district. RELIABLE, 510 Sun-Herald, Herald square.

SMALL loft or part of floor for light woodwork, between 40th and 90th, East. ERCOLANO, 860 Tinton av.

WANTED—About 10,000 square feet for cork factory. ATLANTIC CORK CO., 367 Hamilton av., Brooklyn. Henry 1957.

HOUSES TO LET, FURNISHED.

Borough of Brooklyn.

FLATBUSH to October 1, attractive surroundings, large porch, garage, 7 rooms, SILLECK, 306 Kenmore pl., near Albemarle. Telephone 3329 Flatbush.

HOUSES WANTED, UNFURNISHED

WANTED—Small house for residence, below 72d st.; lease to commence October 1; state price with full particulars. C., 613 Sun-Herald.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

Barclay Bldg.

299 Broadway

S. W. Cor. Duane St.

Suite of 3000 sq. ft.

IMMEDIATE POSSESSION

Also a few Single Offices

Wm. C. Walker Sons
Wright Barclay
299 B'way

STORE FOR RENT

Best location downtown. Crowded thoroughfare. Nassau St. Attractive new front, 13x41. Yearly rental $8,500; five year lease. Unusual opportunity for retail business.

J. CLARENCE DAVIES,
32 Nassau Street,
John 1171-5.

FOR RENT—LOFTS

Two lofts, suitable for offices or salesroom, William st., near Spruce st. About 2,000 square feet. Steam heat, elevator service, good light. No manufacturing.

J. CLARENCE DAVIES,
32 Nassau st. John 6094

TO LEASE
STORAGE WAREHOUSE
DOWNTOWN.
25,000 Square Feet.
2 electric elevators. Close to all shipping. Long-term lease to responsible parties.
J. CLARENCE DAVIES,
32 Nassau St. John 6094

FOR RENT—LOFTS.

First loft, about 2,500 square feet, at $2,250 per annum, and part of fourth loft at $1,200 per annum; Thomas st., near West Broadway; electric elevator, passenger and freight, will be installed; no manufacturing; five year lease; possession May 1, 1920; half rent until elevator is completed. Phone Bowling Green 8698.

LOFTS TO LET

Immediate possession, 26 ft. x 86½ ft., top loft, two skylights, high ceilings, steam heat, elevator; rent $