

REAL ESTATE AT AUCTION.

PIONEER OF CONCENTRATED PERSISTENT ADVERTISING. Absolute Auction Sales TODAY. AT NOON IN EXCHANGE BALEHROOM, 14 VERREY ST., N. Y. C.

Estate of Peter A. Cassidy, Dec'd. West Side Riverside Drive, Opposite 170th Street.

159 East 48th St. (Adj. N. W. Cor. 34 Av.) A five story and basement brick lot building. Size 19x100.5.

243 & 245 East 49th St. (Between 24 and 34 Av.) Two three story and basement brownstone dwellings. Sold separately. Size 18x100.5 each.

N. W. Cor. 42nd St. & Prospect Pl. (No. 46 Prospect Pl.) A three story and basement brownstone store and dwelling. Size 17x125.4.

N. W. Cor. Second Ave. & 104th Street. (Nos. 2025-2027-2029-2031 Second Avenue.) Four five story brick tenements, with stores. Sold separately. Size 25x100 each.

1930 Third Ave. (Del. 10th and 10th St.) A five story brick apartment with store. Size 27x83.

324 & 326 Cherry St. (Del. Clinton and Montgomery Sts.) Two five story and basement brick tenements. Sold as one parcel. Size of plot 42x206.4.

N. E. Cor. Tremont & Walton Aves. (Bronx.) A vacant corner lot near subway station. Size 25.07x102.8x175.

Up to 65% May Remain on Mortgages for 3 Years at 6% N. Y. TITLE & MORTGAGE CO. POLICIES FREE.

Estate of Late James J. Phelan. S. E. Cor. 89th Street & Amsterdam Ave. (Known as 589, 591, 593, 595 Amsterdam Avenue and 108 West 89th Street.)

114-116-118 Park Row. (Between Duane and Pearl Sts.) Improved with a six story brick hotel and a one story structure. Sizes 24 1/2, 10 1/2, 24 and 24 1/2 x 107.8.

26 West 83rd St. (Between Central Park West and Columbus Avenue.) Four story stone dwelling, 14 rooms, 4 bath, hot air heat. Size 19x102.2.

Up to 70% May Remain on Mortgages for 3 Years at 6% N. Y. TITLE & MORTGAGE CO. POLICIES FREE.

67 Liberty Street. Telephone Cortlandt 744. New York City.

REAL ESTATE AT AUCTION.

ORIGINATOR OF SPECIAL SALES DAYS. S. E. Cor. First Ave. & 109th St. (Nos. 2114-16-18-20 1st Av.)

N. W. Cor. First Ave. & 109th St. (2121 1st Av. and 848 109th St.)

347 East 109th St. (Adjoining N. W. Cor. 1st Av.)

N. W. Cor. Second Ave. & 104th Street. (Nos. 2025-2027-2029-2031 Second Avenue.)

1930 Third Ave. (Del. 10th and 10th St.)

324 & 326 Cherry St. (Del. Clinton and Montgomery Sts.)

N. E. Cor. Tremont & Walton Aves. (Bronx.)

Up to 65% May Remain on Mortgages for 3 Years at 6% N. Y. TITLE & MORTGAGE CO. POLICIES FREE.

Estate of Late James J. Phelan. S. E. Corner 10th Ave. & 25th St. (Known as 250-2-4-6-8 Tenth Avenue and 464 West 25th Street.)

460-462 West 25th St. (Adj. R. E. Cor. 10th Avenue.)

438-440 West 25th St. (Between 9th and 10th Aves.)

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67 Liberty Street. Telephone Cortlandt 744. New York City.

CITY REAL ESTATE.

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

132-136 WEST 43RD STREET. Near Broadway. VERY FEW BUILDINGS IN THIS EXCEPTIONAL LOCALITY HAVE BEEN CONSTRUCTED TO SUSTAIN HEAVY LOADS.

MECHANICAL INSTALLATION. Steam plant, Electric installation, 2 Elevators—4,000 lbs. capacity.

SUITABLE FOR OFFICES, PROJECTION ROOMS, SHOWROOMS, WAREHOUSES, Etc.

Possession Dec. 1, 1920, or possibly sooner, if required.

Apply your own broker, or HENRY MANDEL, 570 Fifth Avenue, Bryant 4724.

CITY REAL ESTATE.

Above 59th St. to 84th St. (Inclusive), East River to North River.

HENDRIK HUDSON ANNEX. OVERSUBSCRIBED. Which Proves the Success of Our Unique Part Ownership Plan.

N. W. COR. BROADWAY & 110TH STREET APARTMENTS FOR SALE.

6 to 9 Rooms—\$12,000 to \$22,000. An Advance of Five Years Rent Provides Free Rent and Dividends.

Investigation has proven this proposition defies competition.

Inspection Between 2 to 5 P. M. Write, phone or call for full details.

NASSOIT & LANNING, Broadway & 89th St. Tel. 8380 Riverside.

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NASSOIT & LANNING, Broadway & 89th St. Tel. 8380 Riverside.

IDEAL INVESTMENT!

A BUILDING--663 6th AVE. Rented to financially responsible tenant on 10-year net lease with security, \$6,500 per year.

SHOWING OVER 16% ON INVESTMENT. LOW PRICE FOR PROMPT SALE.

O'DONOHUE & SON, 334 5th Avenue, Phone Penn. 6895.

12 & 14 EAST 46TH STREET

8 stories and basement. Fireproof. THIS SELECT IMPROVEMENT is satisfying every demand of discriminating tenants of this SELECT LOCALITY.

MECHANICAL INSTALLATION. Steam Plant, Electric Installation, Passenger & freight elevators.

ARRANGED FOR OFFICES, SHOWROOMS, ETC. Apply your own broker, or HENRY MANDEL, 570 Fifth Avenue, Bryant 4724.

FLATBUSH

Fully restricted. Finest and Best Section. Nine rooms and bath, electric and parquet and steam; plot 40x100; first mortgage \$7,000.

PRICE \$11,900. EASY TERMS. JOHN REIS CO., 805 Flatbush Ave., Brooklyn, Phone Flat. 1400.

LEAVING TOWN; MUST SELL 3 VALUABLE LOTS; PLOT 60x100; RIPE FOR IMPROVEMENT; BEST SECTION OF BENSONHURST; PRICE \$4,500; FIRST MORTGAGE \$2,000; TERMS TO SUIT. PHONE 7284 BENSONHURST. E. BERGER, 86TH ST. AND 21ST AVENUE, BROOKLYN.

SACRIFICE—3 VALUABLE LOTS. BEST SECTION OF BENSONHURST; 60x100; PRICE \$4,500; FIRST MORTGAGE \$2,000; TERMS TO SUIT; OWNER GOING TO EUROPE. PHONE 7284 BENSONHURST. E. BERGER, 86TH ST. AND 21ST AV. BROOKLYN.

GREAT HOUSE BARGAIN

\$8,900 buys beautiful \$10,100 house; fenced site; fine surroundings; near station; half hour Manhattan; large plot; wide boulevard; parquetry, open fireplace, tiled bath, tiled kitchen, artistic decorations; \$2,000 cash; easy payments; easy terms.

Telephone OWNER, 6515 HOLDS.

INDUSTRIAL SITES

80,000 sq. ft.—100,000 square ft. centrally located. RAILROAD FRONTAGE. 5 Union Hill St., Jamaica.

FOR A HOME IN FLUSHING

See HALLERAN Agency, Flushing, N. Y.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent. Water Front North Shore. Centreport Harbor, L. I.

127 acres, two-thirds mile beach; wooded site; gently rising 100 feet to extended plateau; harbor all weather; owner, J. J. ALLIN, 180 Montague St., Brooklyn.

Investigate This Bargain. At Huntington, light in village, near schools, stores and churches. Large plot 200 feet deep; exceptionally fine house, 8 rooms, bath, every improvement. Price \$20,000, terms to suit. THOS. H. HALL, 47 West 34th St.

ALONG THE SOUTH SHORE. Desirable Properties for Sale or Rent. JEREMIAH ROBBINS, BARTON, L. I. TEL. BARTON-24.

HESSLES. Long Island Real Estate. 1 West 34th St. Phone-Gravelly 3778.

All Year Suburban Homes at Bay Shore and Brightwaters. C. E. REYNOLDS, Bay Shore, L. I.

DOUGLAS MANOR. Tel. Bayside 911. HARVEY CRAW, L. I. REAL ESTATE, 222 5TH AV., N. Y. C.

Thos. H. Todd Long Island Properties. 402 Madison Av., N. Y. C.

Westchester—Sale or Rent. UNUSUAL BARGAIN! Colonial dwelling, 14 rooms, 3 baths; two acres; beautiful view; lovely shade, apple and peach trees; excellent neighborhood; near country clubs; 40 minutes from Grand Central; convenient to railroad station, 10 minutes walk to city. Price \$15,000.

FOX REALTY COMPANY, 15 EAST 42ND ST.

HOMES & ESTATES IN WESTCHESTER COUNTY. CLARENCE G. MARTENS, 1518 B'way (at 89th St.), Tel. Bryant 9191.

"Along the Sound" REAL ESTATE. Char. Field Griffin & Co., 51 East 4th St., Murray Hill 6441.

20 Acres Estate Old Colonial dwelling, 12 rooms, three bath; several outbuildings; beautifully located in hills of Westchester; price \$40,000; night exchange. O'CONNOR REAL ESTATE AGENCY, 221 HUGENOT ST., Tel. 204 New Rochelle.

COUNTRY ESTATES AND HOMES. Sale or Rent. KENNETH IVES & CO., 1 East 42d St., Murray Hill 6027.

Westchester and Nearby Connected. J. J. MCKEAN, 948 First Ave.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent. LARCHMONT. A stucco dwelling of 8 rooms, 3 baths, gas, electricity, hot water heat, hot water heater, large corner plot, also garage; very conveniently located.

A Reasonable Offer Will Buy This Beautiful Property. DRUMMOND, NEW YORK OFFICE, 17 W. 42d St., Tel. 723 Murray Hill. Larchmont Office, 83 Boston Post Rd., Tel. Larchmont 564.

WEST END, N. J.

Large cottage, contains 25 rooms, 3 bathrooms, garage, stable, surrounded by beautiful grounds. Fully furnished. For rent or sale very reasonable. Immediate possession. H. M. WELLS CO., 203 West 33d St., Telephone Gravelly 1520.

HOUSES FOR SALE

5,000 to 100,000 square feet; open; early occupancy; will build to suit. ROMAN CANNON COMPANY, LONG ISLAND CITY.

Harvey B. Newins, Inc.

522 Fifth Ave., N. Y. Phone Vanderbilt 2983-3-4.

ENGLEWOOD REAL ESTATE.

H. Weatherly & Co., Englewood, N. J.

SHORT HILLS, N. J.

Country Homes and Estates. Fully furnished. ADAM DAY, Tel. 382. Homes for Summer.

Houses and lots on the Palisades. LEO J. MONTOMO, Palisades Junction, Palisades, N. Y. Phone CH 155.

HOWARD SEITER @

7 East 45th St., Vanderbilt 8194.

Woods-of-Larchmont

One of the most home locations in Larchmont, N. Y. 45 minutes from Grand Central. THERE ARE FEW CHOICE LOTS OFFERING AT VERY LOW PRICES TO CLOSE OUT HOLDINGS. JOS. LAMBDEN & SON, Inc., 56 Lawton St., Tel. 202 New Rochelle.

NEW ROCHELLE

BACHICE. Large plot 200 feet deep; BEAUTIFUL BEECHMONT PARK. MAGNIFICENT COLONIAL HOUSE, overlooking lake and country. For two cars. House consists of 9 rooms, 3 baths, every conceivable improvement. Possession at once for this and other desirable properties. REYNARD & KRAFT, 220 HUGENOT ST., PHONE 2541. OPEN SUNDAYS.

The BEST IN WESTCHESTER

ROBERT E. FARLEY ORGANIZATION, 23 East 44th St., Murray Hill 7789.

HOWARD SEITER @

Specialists in WESTCHESTER HOMES. 7 East 45th St., N. Y. Tel. Vanderbilt 8194.

Burke Stone

COUNTRY HOMES. PRICES & TERMS. 437 5th Ave., N. Y. C.

WEDDING DAY

ALONG THE SOUND. New York State—Sale or Rent. SUPERB ESTATE. 1-8 Original. Cost, near Cooperstown, N. Y. wonderful view, 25 acres fertile land, large granite house, luxuriously furnished, antique furniture, ornate rugs, silver master bedrooms, 4 bathrooms, with shower, three and a half acres, excellent neighborhood; garage, bath, hot water and hot water; laundry; running water throughout building and grounds; \$20,000; terms to suit; immediate possession. Address OWNER, c/o Sun-Herald, Herald office.

APARTMENTS

237 West 74th St. THE UMATILLA. Between Broadway and West End Ave.

FOR SALE ON CO-OPERATIVE PLAN. Only Three Apartments Remain To Be Sold.

7 Rooms, 2 Baths; 8 Rooms, 3 Baths. This entitles tenant-owner to a proportionate ownership of land and building, rent free; also control of management.

Compare the purchase price with any similar high class fireproof apartment buildings in such an excellent location. Apply SLAWSON & HOBBS, 162 West 72d St., Near Broadway, Telephone 7240 Columbus.

THE DORCHESTER

131 Riverside Drive Cor. of 85th St. A 12 story building wonderfully located ONLY 12 OUT OF 48 APARTMENTS ARE BEING SOLD 10 APARTMENTS HAVE BEEN SOLD.

An opportunity is offered to tenant-owners to purchase Two apartments, one of 8 rooms and 3 baths, with living room 17 x 25 ft., and one of 6 rooms are being offered.

An investment of \$18,000 to \$20,000 should practically assure free rent the first year with excellent dividends the following years. The price and rentals of the property are low, and the entire proposition has been thoroughly investigated and approved by legal and real estate experts as to the question of value, rent, tax exemptions, etc.

WOOD, DOLSON CO., Inc. Broadway cor. 80th St. Schuyler 1100.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent. Handsome Home For Sale. Fully finished in white and mahogany. First floor: living room with fireplace, dining room, parlor, kitchen, Second floor: four bedrooms, two full baths. Third floor: four bedrooms, one full bath. All rooms newly papered and beautifully furnished. Basement: two servants' rooms, bath, laundry room. Screens and awnings go with house. Hot water heat, electric and gas light. House in best of condition, located on one of best residential streets. Price \$24,000. Possession fifteen days after sale. See F. W. CRONIN, REALTY CO., Albany and Atlantic Aves., Atlantic City, N. J.

Factory Bargain

RAHWAY, N. J. near P. R. R. station; ground area 20,000 sq. feet; 2-story buildings, good condition, about 1,000 sq. ft.; steam heat, electricity; city water and good private well; ideal labor conditions; early possession.

ASKING PRICE \$20,000. Good terms. Harvey B. Newins, Inc., 522 Fifth Ave., N. Y. Phone Vanderbilt 2983-3-4.

52,500 Sq. Ft. at 40c a Sq. Ft.

Downtown Brooklyn. Well Constructed 5 Story and Basement Loft Building. To Lease or Buy. Steam Heat, Elevator, Sprinkler. Possession July 1. GEO. H. BERGEN CO., 44 Court St. PHONE MAIN 3366. BROOKLYN.

LONG ISLAND CITY

Factories Everywhere. KLEIN & CO., 433 Summit Av., Jersey City.

Trembley Co., Inc.

Industrial Waterfront. 5 Cortlandt St., Cort. 3207.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive. CORNER lot building, 9 stories, near Broadway, 100,000 sq. ft.; 100,000 sq. ft.; 100,000 sq. ft. SHARUM, 170 Broadway.

NEAR Brooklyn Bridge station, very light, 1 story lot, 10,000 sq. ft.; possession June 1, 1920; price \$25,000; 12th St., near 6th Av.—Three story private, bath and terrace to quiet home or business place; \$18,000. Apply DUROSS CO., 155 West 14th St.

TO LET BANKING FLOOR OFFICE FLOORS

Wm. Cruikshank & Sons, 15 LIBERTY STREET, New York City, Tel. 5184 Cortlandt.

FINANCIAL DISTRICT

RENT FREE—Do you want a home with rent free? Fine home, already altered into apartments, on East 58th St. at Park Av. Bargain and terms to suit. Buy or lease. \$20,000. SHARUM, 170 Broadway.

STORE & BASEMENT

13th St. and 9th Av., 20x100, leading platform, large elevators, high ceilings; immediate possession. Tel. 833-60. DUROSS COMPANY, 155 West 14th St.

29-33 West 38th St.

64 x 100. One entire floor or smaller space for rent from Feb. 1, 1921. J. C. & M. G. Mayer, 347 Madison Av., Tel. 8655-6 Murray Hill.

STORES

READY FOR OCCUPANCY IN NEW GRIMMINS BLDG. 120 EAST 9TH STREET. Adjacent to Lexington Avenue Subway and new subway to Queens. Brokers Preferred. Harris, Vought & Co., Successors to Harris & Vaughan, 569 Fifth Ave., Telephone Vanderbilt 21.

REAL ESTATE WANTED.

TO OWNERS AND BROKERS. I am in the market to buy flats, apartments, lots and old buildings where little cash is required; quick action assured. HARRY POWELL, 17 West 42d St.

CALIFORNIA BUNGALOWS AT REPOSIT, L. I.

NEW FURNISHED bungalows for rent at Reposit, L. I.; large plot of ground; 6 rooms, bath, garage; \$100 per month. EDWARD J. LEHMAN, 115 Broadway, New York City, Tel. 204 New Rochelle.

BUY AN APARTMENT AND OWN A CITY HOME

In The Corington Apartments. Central Park West, N. W. Corner 70th Street. We are offering on the co-operation plan Suites of 10 and 11 rooms each with 3 baths.

Subscription to the capital stock in the corporation owning the property in amounts of from \$20,000 to \$33,000.

The subscriber is entitled to a 99 years lease of the apartment selected without further payment of rent. We are limited to 15 apartments.

Prompt action insures best selection of location. Full particulars from SLAWSON & HOBBS, 162 West 72nd St., Tel. 7240 Columbus.

Make sure of your future home at once

POSSESSION IMMEDIATELY \$5500 POSSESSION OF BALANCE October 1, 1921. Co-operative Plan 275 Clinton Ave.

Corner De Kalb Ave., Brooklyn. There are a few of the choice 7 room apartments remaining to be sold to desirable persons.

The apartment is located in the finest section of Brooklyn, convenient to all New York subways, trolleys, elevated lines, theatres and shopping districts. Don't write, but call or telephone 3102 Main at once. Apartments shown 9 A. M. to 6 P. M. Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive), East River to North River. CORNER OFFICE BUILDING ON 17th AVE., BELLONG 3rd St. WHITE-GOODMAN, 612 Broadway, Tel. 812-218.