

REAL ESTATE NEWS, NOTES AND GOSSIP

Multifamily House Sales Again Capture Important Place in Trading.

The four five story apartment houses at 111 to 117 West Eighty-ninth st. have been sold by Bryan L. Kennelly and Henry Brady for the trustees of the Church of St. Gregory. They stand on a combined plot of 100x100 ft. between Columbus and Amsterdam avs. The property was to have been sold at auction by Mr. Kennelly.

Hava Realty Company sold the Hilltop, a five story apartment at 106 Audubon av., 75x50, adjoining the southeast corner of 171st st. The structure returns an annual rental of about \$21,000.

The Grand View, a six story apartment, 69x102 1/2, irregular, at the southwest corner of St. Nicholas av. and 155th st., has been sold by Sarah F. Williams to Henrietta Kessler.

The five story apartment, 50x90 1/2, at 42 and 64 West 146th st., adjoining the southwest corner of Broadway, has been purchased by Anna McNally from the Hrens Mad Realty Company.

John Broda sold to the Flurgus Realty Company the northwest corner of West 2nd av. and Sixty-ninth st., a five story flat, 35x82.

The five story tenement, 25x50, at 37 Allen st., adjoining the southwest corner of Hester st., has been sold by Leffland Spencer to the Supreme Housing Corporation.

Old Colony Club Moves. Announcement was made yesterday by Albert J. Norton, president of the Old Colony Club, that the organization, following the lease of the Hotel Manhattan by the Bowmen hotel institution, would like up its New York headquarters at the Hotel Baltimore on or about July 19.

The Old Colony Club, an organization of several thousand business men, has occupied the mezzanine floor of the Manhattan for the last three years. The lease of the hotel to the National City Company made a change of location necessary, and after a careful consideration of the hotels in the vicinity, the group it was decided that the Baltimore would best serve the club's purposes.

Dwelling Sales Fall Off. About 100 houses were sold for the New York Trust Company the three story dwelling with garage, 25x100, at 12 East 17th street.

Louise A. Cobb sold the three and a half story frame house, 21.5x92 1/2, at 15 West Tenth street.

W. G. and C. sold for Frederick A. Johnson to a client of John F. Kelly Company the three story dwelling at 21 West 19th street, 14.8x85.

Childs Co. Buys Broadway Corner. The Childs Company, which operates a restaurant on the ground floor, has bought the three story building at the southwest corner of Broadway and Fortieth street from Rose Marie Mantel and Adele Jean Mantel of Bordeaux, France, who arrived in this country a few days ago.

The property, as well as the adjoining building at 182 1/2 Broadway, is leased by the Childs Company until May, 1926. R. T. Neely of the Willard S. Burrows Company and Spotts & Starr negotiated the transaction.

The Childs Company also leased from the Fifth Avenue and Thirtieth Street Corporation, Harry Finchel president, the southern half of the store floor and basement of the Holland House, at the southwest corner of Thirtieth street and Fifth avenue, for thirty years on a percentage of sales basis, the rental aggregating more than \$1,000,000. Mr. Neely negotiated this transaction with Frederick Fox & Co.

Other Business Buildings Sold. National Ice and Coal Company bought from the Aetna Mortgage Company the five story factory building, 50.4x100 ft., at 374 and 388 East Ninety-ninth street, adjoining the southwest corner of First avenue.

Markham Realty Corporation, Clarence W. Eckardt president, sold the three and four story business buildings at 11 and 13 Leonard street, 60x22 1/2.

MARKET NEWS BRIEVITIES. Buyers of the twelve story Dorchester Apartment, at the northeast corner of Riverside Drive and Eighty-fifth st., recently sold by the Stephenson estate through the cooperative plan, are: W. B. Cosgrave, J. N. Rosenberg, D. D. Nedwell, C. H. Lundbeck, H. Jacobsen, L. C. Herman, J. J. Watts, W. J. Johnston, and the Fougler W. Frank, C. T. Willard and W. B. Smith.

William H. Archibald is the buyer of the three four story buildings at 219 to 223 East Twenty-third st., sold recently by the Stephenson estate through the cooperative plan, are: W. B. Cosgrave, J. N. Rosenberg, D. D. Nedwell, C. H. Lundbeck, H. Jacobsen, L. C. Herman, J. J. Watts, W. J. Johnston, and the Fougler W. Frank, C. T. Willard and W. B. Smith.

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Miss Elise Moran, formerly with the Markham E. Smith & Rudolph C. Culver Corporation, is now treasurer of the Studio Development Corporation of 67 West Sixty-seventh st.

The Board of Education has awarded the contract for the new school, No. 135, in Brooklyn, to James MacArthur Company, 363 1/2 7th Ave., New York City.

Three story store and apartment building, to Samuel Kaplan.

Industrial Rubber Corporation bought the building occupied by the Bull's Eye Rubber Company at 17 Union street, Flushing, three story store and apartment building, to Samuel Kaplan.

Brooklyn Deals Reported. Hudwell Corporation, Hudson P. Rose president, bought from Mr. Tanlesky two three family frame houses at 1021 and 1023 Fox st., the Bronx; also from the Guidet estate the one family house at 1217 East 177th st., and purchased the one family house at 2231 Blackrock av., and from William Daley a one family brick house at 136 Jackson av.

E. Osborne Smith, Inc., sold for Marie Lubitz the dwelling at 2023 Morris av. Alexander Selkin sold for Hyman Perzan and Rose Silverman the three story two family dwelling at 1014 Palisade 10x100.

TO-NIGHT DINE ON THE ICE AT THOMAS HEALY'S Golden Glades Roof (Broadway at Sixty-sixth St.) GREATEST ICE SKATING Show and Revue in the World Nightly at 7.45 and 11.45

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EXPLAIN FINANCING TWIN SKYSCRAPERS

Builders of Park-Madison Structure Seek No Loan.

Some details of financing the twin thirty-story Park-Madison skyscrapers to be erected by the Weaver-Crawford Syndicate on the unused Grand Central Terminal property and to be owned cooperatively by tenants were announced yesterday. There will be no mortgage on the structures. The syndicate states that the sale of \$18,000,000 capital stock of the 383 Madison Avenue Corporation will provide for the entire cost of the building, including architects and builders fees, carrying charges until completion, insurance, rent, taxes and brokers' and agents' commissions.

As contractor the Weaver-Crawford Corporation will deliver to the 383 Madison Avenue Corporation as owner a lease of the site for three periods of twenty-one years, each subject to the right of the railroad company to purchase the building at fair market value at the end of the second period. The ground rent after the completion of the building will be \$288,000 a year.

The associated with Douglas L. Elliman & Co., Inc.; Harris, Vought & Co., Inc.; and the managing architect, the lowest real estate firm, authorized to sell stock under the cooperative ownership agreement and to rent space in the building. Albert B. Ashforth, Inc.; Daniel Shribill, Inc.; J. J. Conroy, Inc.; William Cross & Sons Company, Cross & Brown Company, William Cruikshank's Sons, Cruikshank Company, Joseph P. Day, Frederick Fox & Co., Inc.; Charles F. Fox & Co., Charles F. Noyes Campaigne & Pease & Co., Alfred E. Schermerhorn, Stephen H. Tyng, Jr., & Co., Inc.; M. L. Hess, Inc. and Frank D. Veiller and J. L. Robertson.

GOLDSTICKER BLOCK SOLD AT AUCTION Many Other Parcels Disposed Of by B. L. Kennelly.

Buyers were found for all the properties offered by Bryan L. Kennelly yesterday at a special auction in the Vesey street exchange. The Goldsticker Building, a four story structure at 218 Fulton st., southeast corner of Greenwich, offered for the estate of Louis and Martin Goldsticker, deceased, was sold to J. E. Hibbard for a client for \$149,500. Mr. Hibbard recently bought the property at West Broadway, Park place and Murray st., sold by order of the city of New York.

For the estate of John Korb 1951 Third av., a four story tenement, was sold to William Simpson for \$15,500; 234 and 235 East Twenty-third st., two four story houses, were sold to Herbert Taum for \$29,800; 361 to 371 West Twelfth st., northeast corner of Washington, five three story tenements, were sold to W. J. Ryerson for \$74,000; 515 West 134th st., five five story apartments, went to E. M. McShane for \$48,000; 1119 Ogden st., a four story frame dwelling, 70x152 1/2, was sold to M. J. Sweeney for \$11,000.

A large dwelling at 161 Beach 128th st., Belle Harbor, was sold to Thomas E. Murray for \$11,000; a two story frame in the east side of Riverside Drive, 63 feet north of 170th st., to E. J. Ibb for \$24,000; a plot, 100x102, in the south side of 179th st., 106 feet west of Cedar av., to J. J. Johnson for \$2,500; for the estate of Dan Collier twelve and a half acres at Huguenot Park, Staten Island, were sold to Arthur Cutler for \$2,750; the former homestead of Major MacConnell, a large colonial dwelling on about six acres at Kahena Hill, Morristown, N. J., to F. J. Slocum for \$22,500, and the residence at 17 Livingston av., Dobbs Ferry, N. Y., was sold to Harry Dowsett for \$10,500.

ROCKLYN TRANSACTIONS. Robert J. Coverdale leased to the United Retail Candy Stores Corporation for Rose Abrams the building adjoining the Abraham & Straus department store, at 440 Fulton street; also the corner of Flatbush and Fourth avenues to the Louis K. Liggett Company, drugs, for a long term of years. This deal was made contingent upon the prohibition law going into effect, a new lease being arranged with the landlords and the former tenant's lease taken over for a large bonus.

Robert G. Balmain and Walter L. Olive sold a parcel fronting 125 feet on Gowanus Canal, extending back 242 feet to Carroll street, for the John S. Loomis Company to a New York manufacturing concern. Robert G. Balmain sold for the Albro J. Newton Company a plot on Gowanus Canal, 350x225; also for Charles A. Perryman the two family house at 42 Sherman street.

F. C. Sauter Agency sold the four story double apartment at 418 Second street, near Sixth avenue, for Elizabeth Murray.

Realty Associates sold 677 Bedford avenue, a four story flat, to Mary Bern through Julius Small and Koppel Schiffers.

Tutab & Cerny sold for Almada Williams the three story six family apartment at 518 Thirty-ninth street.

Hotels and Restaurants. Hotels and Restaurants.

1,386 LOTS SOLD IN RECORD TIME

Burke Foundation Holdings in Bronx Bring a Total of \$502,000.

All the Bronx lots offered for sale by the Burke Relief Foundation at the auction conducted by J. Clarence Davies and Joseph P. Day in the grand old room of the Hotel Astor were disposed of yesterday at the close of the second day of the sale. There were, to be exact, just 1,386 lots placed on the block and they were all taken by 8:30 last evening. They brought \$502,000, or an average of about \$363 a lot. The sale established a record for speed in lot auctions.

As on Tuesday, the first day of the sale, the big ballroom was packed by men and women, most of whom took part in the bidding. The crowd was even larger yesterday because of the news that the lots were going at bargain prices and the bidding yesterday was even more spirited than on Tuesday. In consequence the prices were higher. The average price on Tuesday was \$237 a lot. As the sale neared the end, the bidding became intense and the average price went up during the last hour \$1 a lot.

The property is situated east of Bronx Park and is bisected by the Boston Post Road. The southern lot, 40th Avenue and the northernmost are bounded by 213th street. The Burke Relief Foundation, which conducts a home for convalescents near White Plains, is offering the property to augment its operating income for the institution.

The best examples of the way prices ran just before the closing bid yesterday were as follows:

Yesterday's Price List. The southwest corner of Gun Hill road and Hone avenue brought \$1,550; the southeast corner of Paulding avenue and Gun Hill road, \$900; southeast corner of Hone avenue and Gun Hill road, \$1,275; southeast corner of Boston Post road and Hering avenue, \$1,250; southwest corner of Tenbroeck avenue and Boston road, \$1,000; southwest corner of Pearl-street and Boston road, \$550; lots in north side of Boston Post road between Boston road and Paulding avenue, from \$800 to \$1,125; in south side of Boston road between Yates and Laconia avenues, from \$475 to \$1,125; southwest corner of Gun Hill and 40th Avenue, \$1,350; southeast corner of Boston road and Burke avenue, \$1,125; southwest corner of Burke avenue and Boston road, \$1,450; and the southeast corner of Boston road and Hone avenue, \$700.

At the close of the auction Mr. Davies and Mr. Day issued the following statement:

The prices obtained were very good. The bidding at the second session of the sale was far more spirited than on Tuesday and prices reached higher levels. Frank A. Sturgis, president of the Burke Relief Foundation, expressed himself as highly gratified with the results. It appears that a new field is open for the small investor in land. When the sale stopped the bidding was strong and active and if several more lots could have been offered for sale they would have been absorbed.

Although 1,400 lots were included in the map of the tract to be sold, fourteen of them were withdrawn. These were taken out because of questions of title.

SUBURBAN TRANSACTIONS. Prince & Ripley, Inc., sold the residence owned by Charles Henry Brown, 17th avenue, in the Greenacre section of Scarsdale, N. Y., to Sydney Bare, Jr. George Howe sold for the Larchmont Gardens Company at Larchmont, N. Y., a new completed dwelling overlooking the Sound.

Scarsdale Estate, Robert E. Farley president, sold a plot in the Greenacre section of Scarsdale, N. Y., to Mrs. J. C. D. E. Farley.

M. Morgenstern Jr. Company sold for the Stability Realty Company the dwelling, on plot 145x152, at Central and Prospect avenues, Woodmere, L. I., to A. A. Joyce represented by Hon. E. J. Bruno, broker. E. H. Stern, as attorney, represented the buyer and James Frank the seller.

William P. Jones sold for Henry S. Potts to Henry Volmer the two lots, each 25x100, on the south side of Washington st., 325 feet west of Columbus av., Freeport, L. I.

Fayson McEl. Merrill Company sold for the estate of Jennie McComb Taylor to Albert S. Roberts its property at the northeast corner of Ocean av. and Longwood Crossing, Lawrence, L. I., comprising about three acres, with brick and stone dwelling and combination stable and garage.

The estate formerly owned by Hugo Thompson at Madison, N. J., has been sold by the Madison Trust Company to Kenneth Mordica, who will make repairs and about August 1 will open the place as a hotel. Joseph V. Keating was the broker in the transaction.

Jayson Merrill Company leased for the summer to E. A. S. Clarke to James R. Deering his property at the corner of Ward and Hartshorn avs., Rumson, N. J.

D. B. & Brown Company leased for Hattie J. Miller to M. S. Chase 24 Court street, White Plains, N. Y., a three story dwelling, with five acres of land.

Hotels and Restaurants. Hotels and Restaurants.

MISCELLANEOUS LEASES

CITY REAL ESTATE

Bureau Company leased the four story house at 218 West Fourteenth st., to Michael Murphy for three story house at 40 Perry st. to William Brandkamp; the three story house at 267 West Twelfth st. to James Mooney; and the three story house at 248 West Twenty-fourth st. to Timothy Walsh.

Harvey B. Newing, Inc., leased the building at 689 Sixth av. to the Society of Restaurateurs.

Harry N. Moore & Harjo J. Sparks leased for Gus Nun & Parsons, opticians, their stand at 13 West Forty-second st. to L. Miller, shoe retailer. The lessors are moving to 15 West Fifty-fifth st.

Fayson McEl. Merrill Company leased the two story store at 7 East Forty-fourth st. to Arthur Lipper & Co., stock brokers; also a studio apartment at 140 West Fifty-seventh st. to Donald V. Newhall; apartment in 68 Washington Square South to Nat F. Roberts; and in the West Eighty-sixth Street studios to Robert M. Kempton.

Maurice Wertheim subleased for M. Freid floors in the southeast corner of Forty-second st. and Lexington av. to Margaret Currier, to be occupied as a hotel for men.

Studio Development Corporation rented an apartment in 50 West Sixty-seventh st. to Mrs. Hattie L. Schaffer.

Van Vleet & Pines rented the dwelling part of the southeast corner of Eighth avenue and Horatio street, also the four store and dwelling at 63 Fourth avenue, to the United Vulcanizing Company, Inc.

IN THE AUCTION ROOM. (14 VESSEY STREET.) By Henry Brady.

BROOME ST. 65 to 69, s w cor Cannon at 50x200, 2 story tenement with Bay Bank and Federal Leubacher et al; A & W Hutchins, atys; due \$28,025.14; taxes, ac, \$2,410.34. Plat. \$100.00.

CENTRAL PARK W. 101st, s w cor 70th at 100x50, 12 and 13 story apt-Belle Holding Building; due \$117,194.28; taxes, ac, \$50,800.00; adjourned to October 25.

MIDLAND ST. 222, n e cor Eastchester rd, 25x100-U S Trust Co, N Y, at Daniel Nelson et al; Stewart & Ehrhart, atys; due \$1,200.00; taxes, ac, \$113.10; James A. Deering. Plat. \$100.00.

PARK AV. 1753-1755, s e cor 123d at 75x18, city lot and facade; Richard Berg et al; Miller Rosenberg et al; Fred Silverman, atys; due \$1,008.76; taxes, ac, \$25.10; to the platiff. Plat. \$100.00.

By George Price. LONGFELLOW AV. w, s w s 172d st, 50x100, 2 story tenement at Geo C. Gabel et al; Ringelblum, Carls, Leventritt & Goetz, atys; due \$4,577.27; taxes, ac, \$44.10; to the platiff. Plat. \$100.00.

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JOSEPH F. DAY, Real Estate Auctioneer, 107 Liberty St., N. Y. Phone CO-741.

MICHAEL J. FISHER, CO., Auctioneers, 102 Montague St., Brooklyn, N. Y.

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