CITY REAL ESTATE.

From Battery to 14th St., Inclusive.

Entire Building
For Offices, Salesrooms, Etc.

90,000 Square Feet

375 Lafayette Street

corner Great Jones Street

Immediate Possession

One Block From Broadway and All Transit Lines.
9 Story and Basement Fireproof Building on Lot 78x120.
New Elevators (3), Plumbing & Heating Equipment.

Chas. F. Noyes Co.

92 William St. Phone 2000 John

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

BELLE TERRE PARK
PORT JEFFERSON, LONG ISLAND

Restricted residential community.
Within enclosed park of 1,300 acres.
On Port Jefferson Harbor and Long Island Sound.
Desirable plots, one to ten acres, now available to approved purchasers. Over fifty houses now occupied.

New, attractive homes now under construction.
BELLE TERRE CLUB HOTEL NOW OPEN. GOLF, TENNIS, YACHTING, BATHING. Property reached by rail via L. I. R. R. By boat from Bridgeport to Port Jefferson. Motoring distance 50 miles from Queensboro Bridge.

BELLE TERRE PARK COMPANY, INC.,
FORT JEFFERSON, LONG ISLAND.
New York Office, 10 East 43d St.

CITY REAL ESTATE.

THE QUEENSBORO CORPORATION,
50 East 42d st., Cor. Madison Av.

Louis Carreau Management & Brokerage. 796 6th Av., N. Y.

WILLES RAY INC., Real Estate & Ins. 970 Lex. Av., at 71st St.

From Battery to 14th St., Inclusive.

Franklin Street

Bet. Church Street & West Broadway.
5-story and basement store and loft building, on lot 25x100. Possession Feb. 1st, 1921. Reasonable terms. Principals only.
OGDEN & CLARKSON CORP.
Tel. Vanderbilt 1124. 605 Fifth Ave.

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

STORE AND BASEMENT
POSSESSION
150 West 18th St.

S. & N. REALTY, INC.
68 East 12th St.
Tel. 5860 Stuyvesant.

SUBSTANTIAL HOUSE

47TH ST., NEAR 5TH AVE.
Full Lot. Possession.
F. B. ROBERT, 150 BROADWAY.

PENNSYLVANIA ZONE.
T. A. & J. J. FOGARTY,
147-149 W. 33d St. Fitzroy 1502.

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

FOR SALE, PRIVATE DWELLING

Between West End av. and Riverside Drive.

82D STREET.
Four story and basement; 14 rooms; possession October 1.

84TH STREET.
Three story and basement; 10 rooms, 4 baths, electric lights, parquet flooring throughout; immediate possession.

88TH STREET.
Four story; 14 rooms, 3 baths; immediate possession.

S. L. PAKAS,
21 Park Row. Tel. Barclay 9755.

SOUTHEAST corner 8th Av. & 121st St. — Grand corner store; 40 feet show window.

Borough of Bronx—Sale or Rent.

RIPE FOR BUILDER.
6¼ lots, 170x100x irregular, s. w. cor. 180th St. and University Av.; sewer and water installed; best section in West Bronx, adjoining N. Y. University, 2 blocks from subway. Easy terms to builder; can arrange building and permanent loan. Have cash to exchange for income property. Brokers protected. J. W. Mengel, 81 Fulton St. Tel. Beekman 9430.

Borough of Brooklyn—Sale or Rent.

2,500 DOLLARS
will buy new stucco 6 room and enclosed porch one family house, all improvements; parquet throughout; independent runway for garage; 1157-1159 East 13th st., Brooklyn; balance on easy terms. Caretaker on premises or phone Cortlandt 5062.

ROSS REAL ESTATE 551 NOSTRAND AVE. BROOKLYN, N.Y.

Borough of Queens—Sale or Rent.

$175 BUYS A LOT

All lots about 20x100 feet.
NEW LINCOLN HEIGHTS NO. 1.
Fronting the trolley
OPPOSITE SOUTH OZONE PARK

corner Lincoln av. and Rockaway Boulevard; other lots from $200 per lot to $375 per lot, except in blocks fronting on Rockaway Boulevard; public school, stores, churches, &c., just across the street; terms $10 down and $1 per week; exceptional values; loans easily obtained; title guaranteed by Title Guarantee and Trust Co.; write for free bird's-eye view and photographs; go direct; take Fulton street elevated train to Grant av., change to Traction trolley, get off at Stop 180. Agent on property. E. E. MEACHAM & SON, owners, 13 Park Row, New York city; 33 years in the real estate business.

BENJ. H. SWEET Jamaica and L. I. Properties. Phone 476
365 Fulton St., Jamaica. Jamaica.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

JAMAICA ESTATES

Some choice lots for re-sale. Apply Agent, on premises, or by mail to
FRANCIS GARTLAN
1157 Lexington Ave., N. Y. City.

10,000 SQUARE FEET.

Immediate possession; one story brick building, 100x100, at Long Island R. R. Station, Jamaica; electricity, steam heating plant; suitable for garage or manufacturing; price and terms reasonable. T. E. PIERCE, 192 St. John's place, Brooklyn. Phone Sterling 217.

HESSELS
Long Island Real Estate,
1 West 34th St. Phone—Greeley 2270.

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

NORTH SHORE REAL ESTATE.
L'ECLUSE, WASHBURN & CO.,
25 East 40th St. Vanderbilt 3556.

Westchester—Sale or Rent.

LAKE MAHOPAC

For Sale—California Bungalow, on high ground, 6 rooms and bath, electric light; permanent water rights; few minutes' walk from station.
MAHOPAC POINT CORPORATION,
1 Madison Av., N. Y. Gramercy 2577.

Burke Stone BRONXVILLE PELHAM LARCHMONT

CITY REAL ESTATE.

From Battery to 14th St., Inclusive.

FOR SALE
Immediate Possession
RICHARD CROKER'S FORMER HOME
AT WHITE PLAINS

House contains 14 rooms, including 3 acres of ground, and is remodelled with all modern improvements. PRICE $30,000.
APPLY
ELY J. RIESER, OWNER
28th St. and 1st Ave., N. Y.
Telephone Madison Square 5350

Complete Country Place
OF 1¼ ACRES.

Express Service—Easy Commuting. 50 Minutes from Grand Central.

House contains 8 rooms and 2 baths. In the pink of condition. Glass enclosed sun porch 30x12; fireplaces, window seats, copper screens and awnings. Spencer hot water heater, excellent water supply, automatic electric pump. Apples, grapes, asparagus bed, berry bushes. Garage for 2 cars with shower and washing apparatus. Modern poultry house and runs.

Price $16,000; terms reasonable.

J. F. McKEAN, 542 Fifth Ave. Vanderbilt 5575.

10 ROOM RESIDENCE.

Electric and gas lighting. 2-3 acre plot; fine landscaping, select neighborhood, at White Plains. Price $28,500. Ten rooms and two baths. Readily accessible from railroad station.

G. F. ARCHER,
REAL ESTATE.
10 EAST 43D ST. TEL. VANDERBILT 5084.

NEW ROCHELLE.
A MIDSUMMER BARGAIN.

Colonial dwelling of 8 rooms, 2 baths; every modern improvement; nicely arranged interior oak floors, open fireplaces, large verandas, model kitchen, &c.; garage; large plot of ground, well shrubbed, beautiful shade trees; centrally located in high class, restricted park. This property must be sold and is offered at a great sacrifice. See it and make offer. DRUMMOND, 17 West 42d st. Tel. Murray Hill 7323.

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

GREAT HOUSE BARGAIN

$8,900 buys beautiful $10,400 house; foreclosed 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; save brokerage.
Telephone OWNER, 6515 Hollis

LARCHMONT.
Several choice dwellings in this select section for sale, with early possession, at $15,000 and up. Inquiries invited.
J. A. CASSIDY,
206 Broadway. Cortlandt 6942.

New Jersey—Sale or Rent.

A QUAINT LITTLE HOME

by the side of the road near a quaint little old fashioned town, completely equipped for year round living, less than one hour by train from New York City; splendid commuting service, with 1-3 acre shaded by fine old oaks; fully decorated, 7 handsome rooms, tiled bath, massive open fireplaces; high in the healthful hills, only 51 minutes by train. Sacrifice for $2,500 cash; $2,500 on easy terms to desirable party; $5,000 on first mortgage; plot 100x190 feet; near country clubs, schools, churches and markets. In a refined, exclusive neighborhood; rights to privately owned lakes. RURAL, P. O. Box 748, City Hall Station, N. Y. C.

Montclair

Residence offered at Pre-War Price, containing 11 rooms, 2 baths, sun parlor, hot water heating system. Grounds 115x300 ft., with many big shade trees. Possession July 1st.

Price $19,500

FRANK HUGHES-TAYLOR CO.
At Lackawanna Term., Montclair, N. J.

AVON-BY-THE-SEA, N. J.
Lake and Ocean Front.

Large house in centre of spacious grounds; garage with servants' quarters; immediate possession. Rent $3000 for July and August. F. K. PIERCE, owner.

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

MONTCLAIR New York's Leading Suburb—Consult
F. M. CRAWLEY & BROS.,
R. E. Brokers. Opp. Lackawanna Terminal.

JOHN D. MINER,
Estates. Homes. Farms.
"Anywhere in Jersey."
522 Fifth Av. New York City

Summit, N. J., Real Estate Office D. L. W.
EUGENE JOBS—H. H. BECK CO. Station.

CHATHAM *A look means a lot* and a Home in Chatham.
EDNA DICKINSON, Tel. 481—Chatham.

CHAS. R. REEVE, MILLBURN, N. J.
Homes from $7,500 to $150,000.
Maplewood — Short Hills — Summit.

ENGLEWOOD, N. J. Homes for sale. Hirschfeld & Livingston, 44 Dean St.

SPRINGFIELD, N. J., Properties For Sale. Ask BUNNELL. Tel. Milburn 300.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

HOW TO AVOID PAYING RENT
Let Us Show You

100% of the Young Married Couples who visited Harmon last Sunday purchased a home site on our Perfected Building Plan, and made an ideal purchase, settled their rent problem and started an era of wholesome living amid refined surroundings.

Over fifty houses are erected or in course of construction. Are you going to pay the landlord exorbitant rents the rest of your life? Why not make a start now and take advantage of this remarkable reduction sale? About $1,000,000 worth of property has been sold.

$360,000 has been spent on improvements, consisting of shade trees, graded streets, cement sidewalks, water, electric lights, telephone, etc. You do not have to wait for these improvements, as they are all in now.

HARMON
ON THE HUDSON
100 TRAINS DAILY

Ideal bathing beach, walks, boating and canoeing, fishing on the picturesque Croton River; wonderful views of the majestic Hudson; good schools, churches and stores very accessible; large shade trees; every plot a wonder view; tennis and other outdoor sports.

One of the great travellers of our country says that "Westchester County is the most wonderful country he has ever seen, and Harmon is the garden spot of Westchester County." Margaret Mayo, famous author, living at Harmon, says: "I have travelled the world over, but have found peace only at HARMON."

Are you going to pay this exorbitant rent the rest of your lives, or are you going to let us show you how we have provided homes for thousands upon thousands in the past thirty years?

Be our guests on Saturday, Sunday or Monday next and see for yourself. Our building plan is so perfected that any one can build at Harmon who is able to pay rent for an apartment in New York fit to live in.

Call at office for free transportation to visit HARMON—any day. Special train Saturday, Sunday and Monday morning, 11:30, city time. Lunch will be served at the Clubhouse.

JOIN OUR BUILDING CLUB. EASY PAYMENT PLAN.

Clifford B. Harmon & Co., Inc.
Telephone Murray Hill 2326.
51 East 42d Street, New York City

New Jersey—Sale or Rent.

LARGE HOUSE; LOW PRICE

READY FOR OCCUPANCY NOW.

The rent you now pay buys it; $4,500 cash secures title; plot 175x200 ft.; 11 big rooms, 3 baths, wide verandas; in selected, settled neighborhood; near markets, country club, churches, schools and several pretty lakes,

many trees, flowers and shrubs; wonderful views; 750 ft. elevation; 7 minutes to R. R. station; 51 minutes on train to New York; splendid commutation; in exclusive residential section. GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st St. and Broadway, N. Y. City. Tel. 8400 Col.

35 Minutes to N. Y. City.

In beautiful nearby Jersey residential section; handsomely graded plot in a fine neighborhood. Attractive house; 8 rooms, tiled bath, steam heat, electricity, gas; every convenience for comfortable living. With $2,500 cash and what you now pay in rent you can own this handsome home.

Write or phone Stuyvesant 27, W. J. LOCKWOOD, 16th floor, 50 Union Square, New York City.

Connecticut—Sale or Rent.

ARTHUR W. BELL REAL ESTATE. STAMFORD, CONN.

DANIEL F. HOGAN Real Estate, Stamford, Conn.

FARM PROPERTY.

FOR SALE—Model Farm on Lake Champlain

Model farm on Lake Champlain, in foothills of Adirondacks, containing 170 acres. Residence and buildings cost $40,000 to build and would cost $75,000 to build to-day. Included are forty Jersey cows, one registered Jersey bull, forty to fifty Shropshire sheep, ten to twenty pigs, two horses, chickens. Also milking machine and all necessary machinery and tools. Boiling Mountain Springs supply all water. Orchard, raspberry and strawberry beds. Ideal location for any one needing mountain air, as farm is situated two miles from lake and 700 feet above it. Price $75,000. Apply "OWNER," 311 Board of Trade Building, Montreal.

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

REAL ESTATE WANTED.

LIBERTAN CORP., 115 BROADWAY BUYS BARGAINS IN REAL ESTATE.

FACTORIES FOR SALE OR RENT.

LONG ISLAND CITY
5,000 to 100,000 square feet space; early occupancy; will build to suit.
ROMAN CALLMAN COMPANY,
Bridge Plaza,
LONG ISLAND CITY.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

OFFICE SPACE.

NEW BUILDING; POSSESSION SEPTEMBER; 2,200 SQUARE FEET EACH FLOOR; DIVIDE TO SUIT; LONG LEASE; CORNER PARK ROW, BEEKMAN ST.; REASONABLE. PRINCIPALS ONLY. NEW YORK REAL ESTATE COMPANY, AGENTS,
135 BROADWAY, RECTOR 2661.

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

Earlington BUILDING
49-55 W. 27th St.

Bet. B'way and 6th Ave.
Eliminates the manufacturing element with all the elevator and other discomforts. Your store, office or showroom will be more dignified in a high-class strictly office building.

There are many advantages in arranging for space right NOW.

INQUIRE OF ANY BROKER

NEW 17 STORY BUILDING
ENTIRE BLOCK FRONT
Seventh Avenue
30TH TO 31ST ST., ADJOINING
PENNSYLVANIA STATION
Near Main Post Office.
About
20,000 SQ. FT. PER FLOOR.
UNOBSTRUCTED LIGHT
FOR RENT, STORES,
OFFICES AND ENTIRE FLOORS

Ideal location for Executive Offices, Financial Institutions or Salesrooms. No manufacturing. Apply to your own broker or
REGENT REALTY COMPANY,
33 West 42d St.

OFFICES AND SHOWROOMS
TO SUBLET
Furnished or Unfurnished

in Pennsylvania Building, North East corner 31st Street and 7th Ave., opposite Pennsylvania Station. Apply Superintendent, 165 West 31st Street, Room 6.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

HOW TO AVOID PAYING RENT
Let Us Show You

100% of the Young Married Couples who visited Harmon last Sunday purchased a home site on our Perfected Building Plan, and made an ideal purchase, settled their rent problem and started an era of wholesome living amid refined surroundings.

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$360,000 has been spent on improvements, consisting of shade trees, graded streets, cement sidewalks, water, electric lights, telephone, etc. You do not have to wait for these improvements, as they are all in now.

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100 TRAINS DAILY

Ideal bathing beach, walks, boating and canoeing, fishing on the picturesque Croton River; wonderful views of the majestic Hudson; good schools, churches and stores very accessible; large shade trees; every plot a wonder view; tennis and other outdoor sports.

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Are you going to pay this exorbitant rent the rest of your lives, or are you going to let us show you how we have provided homes for thousands upon thousands in the past thirty years?

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JOIN OUR BUILDING CLUB. EASY PAYMENT PLAN.

Clifford B. Harmon & Co., Inc.
Telephone Murray Hill 2326.
51 East 42d Street, New York City

BUSINESS PLACES TO LET.

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

SUBLET BARGAIN
3,000 Sq. Ft.

Very light space.
New Office Building, 42nd St.
CARSTEIN & LINNEKIN,
347 Fifth Ave.

Borough of Manhattan—Miscellaneous.

HENRY L. NIELSEN OFFICES
BUILDINGS FACTORIES LOFTS GARAGES
154 Nassau St. BEEKMAN 9110.

APARTMENTS — UNFURNISHED

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

264 WEST 25TH STREET

Five rooms, bath, electric lights, etc. Newly renovated. Rents $70 and $80. Leases. Immediate possession. Apply Janitor.

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

157 WEST 79th ST.

6-7-8 ROOMS, 2-3 BATHS
RENT $3,500 TO $4,500
IMMEDIATE OCCUPANCY.
411 WEST END AVE.

(corner 89th)
8-10 ROOMS
IMMEDIATE OCCUPANCY.
260 RIVERSIDE DRIVE

(THE CHESTERFIELD), CORNER 98TH
6-7-8 ROOMS, 2 and 3 BATHS
RENT $3,000 TO $4,500.
One 8 room, immediate occupancy.
528 RIVERSIDE DRIVE

6 ROOMS, RENT $115 TO $125.
IMMEDIATE OCCUPANCY.
316 WEST 97th ST.

6-7 ROOMS, RENT $1,800 TO $2,000
IMMEDIATE OCCUPANCY.
Apply on premises, or L. Schlechter,
148 St. Nicholas Ave.
Morningside 2427.

Borough of Brooklyn.

109 MONTAGUE ST., BROOKLYN

4 rooms and bath.....$110
3 rooms and bath.....90
4 rooms and bath (Housekeeping).125
Clinton Trading Corporation.
186 Remsen St., Brooklyn. Main 3640.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND,
REAL ESTATE MORTGAGES.
115 B'WAY. TEL. RECTOR 2267.

CITY REAL ESTATE.

DONATO PICIULO, REAL ESTATE,
507 5th av. Phone 4680 Murray Hill.

From Battery to 14th St., Inclusive.

GREENWICH VILLAGE.—Dwelling, bargain, four story, $12,500; cash $4,250. DUROSS, 165 Broadway.

GREENWICH VILLAGE dwelling, 4 story, 10 large rooms, bath; price $12,500; cash $4,250. DUROSS CO., 156 Broadway.

PRIVATE houses south 14th st., 5th av. section; possession. VAN VLIET & PLACE, 16 8th av.

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

PRIVATE house, nine fine rooms, bath, partly furnished. $4,000 cash. Inquire premises, 250 East 52d st. Also evenings.

Borough of Manhattan—Miscellaneous.

HOUSE, nine rooms, including beautiful sun parlor, two open fireplaces; all improvements; garage; price $12,875; small down payment; terms like rent. C. A. MANN, 505 5th av. Murray Hill—4853.

Spuyten Duyvil and Riverdale. Above Harlem River.

FIELDSTON,
Riverdale-on-the-Hudson.
New York City's Most Accessible Suburb.
GEORGE HOWE, 527 Fifth Avenue, N. Y.

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

FOUR story and basement brick, 13 rooms and bath; best location in upper west side; one block from "L" station, near subway; electric lights; all modern improvements; cheap to quick buyer. E. KAFLASS, 171 Amsterdam av.

GOOD Opportunity, 11 West 83d St.—Four story and basement, 15 rooms, 4 baths, 20x72x102; price $30,000; mortgage $20,000; possession 60 days; inspection by appointment. Write Box 117, 1515 3d av.

$9,000 cash buys best little American basement dwelling, near West End av.; three years' mortgage; possession October 1; price $26,500. HAYWARD, 2946 Broadway.

Borough of Bronx—Sale or Rent.

BRONX lots, near subway, available for building homes, less than $500 each. Apply room 714, 38 Park row.

Borough of Brooklyn—Sale or Rent.

HOTEL—Situated in the heart of Brooklyn, 27 up to date furnished rooms, to lease for a long term; brokers protected. For particulars write or phone to I. SCHULMAN, 171 Bowery, N. Y. Tel. Orchard 8286.

Borough of Queens—Sale or Rent.

WOODHAVEN.—Cosey six room semi-detached brick; parquet, electricity, tile bath; enclosed porch, screens, awnings; $7,000. Phone 4920 Richmond Hill.

Borough of Richmond—Sale or Rent.

FOR SALE, immediate possession, 193 College av., Westerleigh, S. I., splendid house, eight rooms, bath, lot 40x90, steam heat, restricted neighborhood. Inquire L. J. PHILLIPS & CO., 148 West 72d st., N. Y. C., or C. G. Kolff, St. George, Staten Island.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

A beautiful cottage, best surroundings, near depot; modern improvements; well kept grounds; shrubs, flowers, trees; newly decorated; immediate possession; at Westbury, 45 minutes out; $7,500; easy terms. O'NEIL, Bryant 8105.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

FOR SALE—Unusually attractive all-year home, new Colonial brick dwelling, with garage; first floor has large living room, dining room, kitchen; extra toilet and laundry in basement; second floor, 3 bedrooms, tiled bath; interior finished throughout in white enamel wood work and mahogany finished doors; parquet floors throughout; hot water heat, gas, electricity, sewer, &c.; restricted section; no assessments; 5 minutes' walk to large park and bathing; one block express station; 15 minutes Grand Central; 5 cent fare; $3,000 cash required, balance on terms. For plan and photo call, write or phone J. S. WITHERS, 52 Vanderbilt av., New York, room 1214. Phone Vanderbilt 7567.

OWN your own beach front, 1 acre on the water; 22 minutes from Penn. station; north shore Long Island; hollow tile stucco house, 8 rooms, 3 baths; garage with 2 rooms and bath; copper screens, flashings, gutters and leaders; flowers, shrubs and trees; price $37,500; quick action gets this bargain; owner going away. HESSELS, 1 West 34th st., city.

SEVEN rooms; all improvements; hot water heat, tile bathroom, gas, electric; $9,000; small amount cash. Owner, EDW. UHE, Main st., Roosevelt, L. I.

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

Westchester—Sale or Rent.

EIGHT rooms, all improvements, 100x200; 5 minutes to depot or Sound; $15,000; fine location, or let me know your wants. W. TAYLOR, 82 Melbourne av. Tel. 1360J Mamaroneck.

FOR SALE—Eight room house, restricted section. Two family house, corner 2d av.; steam heat, gas, electricity. B. C. HARVEY, Mount Vernon, N. Y.

H. W. SULLIVAN, specialist in Westchester real estate, 590 South Broadway, Yonkers.

JAS. D. McCANN, 11 North av., New Rochelle. Homes—New Rochelle, Larchmont, Pelham.

SCARSDALE.
New Colonial house, 9 rooms, 3 baths, spacious porch; plot 144 feet; price $24,000; convenient terms. JOSEPH EISENER, Scarsdale, N. Y. Telephone 257 Scarsdale.

TARRYTOWN, LARGE RESIDENCE, nine master's rooms, 4 baths, electricity, gas, steam, solidly constructed, good repair; old shade trees, large garden, tennis; superb view; near station; accept 10 per cent. as mortgage. KENNARD, 541 Lexington av.

New York State—Sale or Rent.

LONG LAKE, Adirondacks—9 room, furnished cottage; icehouse; boathouse; altitude 1,800 feet. MULLARKY, 613 Rugby road, Brooklyn. Phone Mansfield 5704 between 6 and 9.

Connecticut—Sale or Rent.

A. M. BOLES,
Real Estate, Sound Beach. Tel. 546.

LADD & NICHOLS.
Tel. 1717 Greenwich, Conn.

New Jersey—Sale or Rent.

AVON-BY-THE-SEA, N. J.—Two and a half blocks from ocean, handsomely furnished, four years old, all year round house for sale, containing 6 bedrooms, 3 complete bathrooms, reception hall, parlor, dining room, butler's pantry, kitchen, steam heat, cement, brick garage for 2 cars with chauffeur's quarters; price $13,500; seen by appointment. Apply 197 North Mountain av., Montclair, N. J. Telephone Montclair 5157.

BEAUTIFUL HOME—Large plot, excellent environment; convenient to station, school and community tennis courts; 10 rooms, two baths, two car garage; guaranteed title, material and workmanship; price $22,500, worth $26,000. WALTER W. WILSEY, Tel. 537 Ridgewood, N. J.

CRAFTSMAN bungalow, Tenafly, New Jersey, one acre of ground, fruit trees, 175 feet elevation, 12 minutes from railroad and trolley, large dining and living room, with open fireplace, three bedrooms, kitchen, laundry and breakfast porch; all improvements. C. B., 285 Sun-Herald, Herald square.

FOR SALE—32 acre farm; modern 11 room house, electric light, hardwood floors, steam heat, running water; stables and outbuilding; 2 car garage; terms reasonable. For particulars phone Hackensack 962R.

HAVE just secured twelve of the finest cottages in exclusive Chelsea and Ventnor sections which I am offering for rent at attractive figures; these cottages are all handsomely furnished and ready for immediate occupancy. For terms, &c., apply to WILLIAM H. YORKE, 4503 Winchester av., Atlantic City, N. J.

PROPERTIES in Morristown and vicinity. EUGENE V. WELSH, Morristown, N. J.

TWO family brick house for sale, finest construction; eight years old; every improvement; price $12,000. Phone, write or call 80 Poplar st., Jersey City Heights. Telephone Webster 4534.

Miscellaneous—Sale or Rent.

CHICAGO, ILL.
Choice 18 apartment corner house for sale; rents about $14,000 year; rents reasonable at present; good investment; price $100,000; no exchange.
N. P. RYDER, 280 Broadway.

SUBURBAN HOMES TO LET AND FOR SALE.

MONTCLAIR.—Furnished modern house, seven large rooms, porch, 100 foot frontage, garage; $100 monthly to October. R. CHRISTENSEN, 34 Harvard st. Phone 2045J.

SUMMER RESIDENCES TO LET.

ANOTHER bungalow completed, four rooms; sacrifice. CARPENTER, Beach 53d st., Edgemere, Rockaway Beach.

GREENWICH, Conn.—For Rent—Gentleman's home, beautifully furnished throughout, ready for immediate occupancy; 5 master bedrooms, 2 baths, 2 servants' bedrooms, bath, 2 sleeping porches; garage; garden. Phone 948R Greenwich.

GREENWOOD LAKE—12 room furnished cottage to rent. O., 127 Sun-Herald, Herald square.

GREENWICH, Conn.—Furnished house, five bedrooms, large front; four months $2,000. GEORGE GILMORE, 701 South Greenwich av.

IN pine grove, near Canaan, Conn.—Large six room cottage; $140 until Sept. 15. Phone Chelsea 7489.

LONG BEACH.—Charming bungalow, newly furnished, city improvements; near station. 159 West Fulton st.; phone Long Beach 222.

MONTCLAIR, N. J.
To rent, from July 8 to September 8, house, eight rooms and two baths; high elevation; convenient to trolley and trains; references. Phone Montclair 2447.

NEW, furnished bungalows for rent at Neponsit, L. I.; large plot of ground; 6 rooms, bath, separate shower. Apply Neponsit av., corner 147th st.; 5 minutes' ride from Rockaway Park station, via trolley, or Brooklyn office, 153 Remsen st. Phone Main 1675.

ON the ocean, North Long Branch, furnished, 5 bedrooms, large living room, garage; rent $1,000; sell $8,000. W. F. BAKER, 111 Broadway, New York.

RYE.—Bungalow, three bedrooms, one bath, living room, screened dining porch, immediate possession until Labor Day, $550. Attractive cottage, five bedrooms, two baths, until October 1, $1,000. Write, call or telephone, CHAS. S. FAULKNER, Real Estate Broker, Depot square, Rye. Tel. Rye 123.

BOTH NEAR OAKLAND BEACH.

SEVEN room cottage, furnished, bath; 30 miles out on Erie, N. Y. State; garage, garden; all varieties fruit; extensive grounds; July to October; $1,000. J., 9 Sun-Herald, Herald square.

THREE room bungalow, No. 306, at Edgewater Camp, Fort Schuyler, partly furnished, to rent for the season, located on the water front. Apply O. A. PEDERSEN, 509 Willis av.; tel. Melrose 876. Key can be had at bungalow No. 307.

REAL ESTATE WANTED.

HAVE BUYERS FOR
1-2 family houses, apartment houses, tenements, business property, office buildings, stores, &c.; list your property with us. BRYANT REALTY, J. Friedman, 206 West 42d. Bryant 8160.

WANTED TO RENT

a particular house by particular people who glory in keeping it looking well; seven or eight rooms; strictly modern; with or without garage; good neighborhood anywhere in Jersey, Westchester or on Long Island within an hour of New York city; rent not over $1,000 yearly; will take up to three year lease; ready to move in any time. Send full particulars, description, rent, &c., to C. H. CALLEY, 170 East 17th st., Brooklyn. Phone Flatbush 6100.

WILLIAMS-DEXTER CO., INC.,
80 Grove st. Spring 5518.
can dispose of your Washington square and Greenwich Village properties to advantage.

FACTORIES FOR SALE OR RENT.

FACTORY TO LET—11,000 square feet, 3 floors, with lots of light; suitable for light manufacturing; convenient to Lackawanna station and freight yard; also to many trolley lines; immediate possession; rent $6,000. Apply E. A. POLING, 60 Nassau st., Newark, N. J.; phone Branch Brook 5041.

FACTORY for lease, full machinery, shafting and belts, 2 boilers, at 306 and 308 East 96th st.; 2 buildings, connecting, 20x60 and 20x100; formerly fur dyeing factory; could also be used for laundry, &c.; immediate possession; very reasonable rent. K. B., 465 Sun-Herald.

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 55 Liberty st.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

ATTRACTIVE offices, studios, single, suite. ARGUS, 41 7th av., entrance 15th st.

165 square feet, suitable for office or light manufacturing; reasonable if lease is taken. BROWER BROS., 82 Duane st.

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

ADJOINING 5TH AV.—2,200 square feet modern office building, less than $4 a square foot; principals only.
DOUGLAS GIBBONS & CO.,
6 East 45th st. Vanderbilt 626.

STORES (2), very light and clean. Apply 529 1st av., in office.

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

MAIL PRIVILEGE AND TELEPHONE SERVICE $5 MONTHLY. GROSS, 144 WEST 45TH ST.

STORE, 749 AMSTERDAM AV. 13x65, near 96th; $1,800 yearly beginning September. STERN, telephone Greeley 5312.

Borough of Brooklyn.

BUILDING to lease or for sale, 19x100, six story, basement; owner on premises. 170 Sands st., Brooklyn.

HOUSES TO LET—FURNISHED.

FOR summer months, small Colonial house at 63 West 9th, city; French furniture, large yard, with shade trees. Phone Stuyvesant 4054, or inquire on premises.

APARTMENTS—FURNISHED.

ATTRACTIVE, convenient bus, subway, street cars, three rooms, dressing room; real kitchen; $90; available now; unfurnished after October 1. Lenox 2187, 1155 Madison av.

APARTMENT RENTING SPECIALIST.
First class furnished apartments; bargain; long and short leases; avoid hunting. Telephone Cathedral 5825.

ALL outside five rooms, coolest corner, facing Hudson; southern exposure; July and August; $100 per month. Audubon 2517.

FURNISHED APARTMENTS.
CLARK REALTY, 347 Mad.av. Vanderbilt 1450.

HIGH grade modern six room apartment at 293 West 107th st. to sublet for the summer months; reasonable rent. See Mr. WIESENFELD, 25 West 31st.

MORNINGSIDE AV.—Corner; 8 large rooms, 4 bedrooms; facing park; near Columbia University; $150 month. Call Morningside 2256.

MADISON AV., 567 (536).—Large, airy, cool, attractive room and bath; six windows, hotel service; moderate; three months. Phone Plaza 6070, Apt. 44.

NICELY furnished eight room apartment, upper Broadway; river view; for July and August. Call Cathedral 3703.

NARRAGANSETT HOTEL (94th and Broadway).—Reduced summer rates, one, two and three rooms and bath; restaurant; new management. FRANK A. PETELEN.

RIVERSIDE DRIVE, corner 112th st.—Charmingly furnished seven room front apartment on fifth floor to let from July 15 to September 15; $250 a month. Telephone Cathedral 7366 for appointment.

SIX exceptionally large rooms, two baths, handsome furnishings, excellent location, near Riverside Drive and midtown section; immediate possession. OWNER, Schuyler 6863.

SUBLET to October 1, three room apartment, furnished, reasonable; University Heights. BANKS, apartment 41, 1605 University av.

UNIVERSITY AV., 1074.—Modern 5 room apartment; July, August; opposite New York University grounds; 5 minutes' walk from Lexington subway, 6th-9th elevated; 25 minutes Grand Central; University av. trolley passes door connecting Broadway subway. WILLIAMS. Phone Fordham 5390W.

WEST END AV., 265.—Attractively furnished suite of three rooms and bath (non-housekeeping).

11TH ST., 62 West.—Two rooms and bath; heat, hot water and maid attendance; immediate possession; lease one year or longer; rent $95. FOLSOM BROS., Inc., 127 East 34th st.

21ST ST, 360 West.—Five outside rooms, summer, $75; private garden, park, modern conveniences. BROWN, Chelsea 2841, ext. 21.

48TH, 8 EAST.—SUBLET ON LEASE, TWO ROOM SUITE; EXCLUSIVE HOUSE AND UNUSUAL CUISINE; SERVICE; $350. VANDERBILT 9020. BELL.

53TH ST. and 7th av.—Hotel apartment of parlor, two bedrooms and bath, furnished, with maid and linen service; sublet for two months $100 monthly, on account of leaving town. Phone Hanover 793.

57TH ST., 100 West.—Two rooms and bath, furnished, to sublet until October 1; immediate possession. Telephone Bowling Green 8770.

65 Central Park West.—Beautifully furnished seven room apartment; rent for one year $3,600, or five rooms for three summer months, $450. Telephone 5962 Col.

76TH, 49 West.—Large, attractive two room apartment, bath, kitchenette. Schuyler 2168.

93D, 250 West (corner Broadway).—Six rooms, elevator; exceptionally cool; private telephone, piano; until September 30. Apt. 3.

98TH ST., 313 West.—Four room and bath apartment, large rooms, furnished, for occupancy July 7 until October 1; will rent at cost of apartment, no charge for furniture; exceptional opportunity; can be seen before 11 mornings or from 4 to 6 afternoons. Additional information may be had by telephoning Bryant 9208.

98TH ST.—Handsomely furnished apartment, 7 rooms and two baths, linen and silver, from July 1 to October 1. Call River. 9339.

135D ST., 600 West.—5 rooms, nicely furnished, bath, complete kitchen; view; $110 month; July to October; references. FAWCETT, 375 Lexington av., 5d floor. Vanderbilt 7087.

961 St. Nicholas av.—Four or five rooms, for three months. Inquire of Superintendent.

93D ST., S. W. CORNER MADISON AV. Newly decorated apartment, one room and bath, $50 up; two rooms, bath