BUYS IN VICINITY OF GRAND CENTRAL

Company Takes Over 5 Buildings on East 42d St.; Will Remodel for Offices.

Hup Realty Company, Inc., J. Chr. G. Hupfel president, bought from Frank Dobson the two loft buildings at 216 and 218 East Forty-second st.; also from George McLeod the four story building at 220 East Forty-second st., and from Mrs. Babette Gussow the four story hotel and four story building at 222 and 224 East Forty-second st. The purchasers now control a plot of 150 feet in Forty-second st. through to Forty-first st., consisting of more than 30,000 square feet. The buildings will be reconstructed on plans by Maynecke & Franke, architects, to meet the demand in the Grand Central zone for office, showroom and loft purposes and will be ready for occupancy early this fall. Henry Hof was the broker in assembling the plot.

Other Deals in Manhattan.

E. H. Ludlow & Co. sold for Cortland Betts the four story loft building at 29 Greene st., between Canal and Grand sts., to Louis Greenfield, clothing merchant. The sale carries possession February next. Negotiations are pending for reselling of the property to a manufacturer for occupancy.

New York Protestant Episcopal Public School sold to Peter Damm the two story business building, 50x102.2, at 518 and 520 East Eightieth st.

St. Joseph's Maronite Roman Catholic Church sold to Joseph A. Mandour 59 Washington st., near Morris st., a five story store building, 30.1x58.4, irregular.

Porter & Co. sold for the Wells Holding Company to Aaron Streifer the four story business building at 133 West 125th st.

Plan New Insurance Building.

Another office building for the fire insurance district is foreshadowed in a net ground lease closed for the property at 99 and 101 William st., between Maiden lane and John st., which has been obtained from the heirs of the late John G. Wendel for twenty-one years, and two renewal privileges by Bennett Ellison, Henry E. Frost and C. I. Michaelson. The Charles F. Noyes Company, broker in the transaction, announces that the rental will approximate $2,900,000 for the term of sixty-three years and that the lessees in all probability would erect a twelve story office building when they get possession on May 1, 1921.

New Sub-Post Office Plans.

Plans were filed yesterday for the new sub-post office station building, 75x197.6, at 122 and 126 East Twenty-third st. by J. T. Dunn, architect. The cost of construction is estimated at $250,000. F. C. Buchholz is the owner of the site.

MISCELLANEOUS LEASES.

Rebecca A. Wendel Swope and others leased to A. Aront for twenty-one years with renewals the three five story tenements and four story buildings, 74.2x100, at 500 to 504 Seventh av. and 203 and 205 West Fortieth st., northwest corner. For the first twenty-one year period the lease will pay $22,000 annually.

Charles F. Noyes Company leased the ground floor office of the Frankel Building at 45 John st., now occupied by Hall & Henshaw, from May 1 next, with two entire office floors, to J. G. Hilliard for a long term of years, at an aggregate rental of $250,000.

Ames & Co. leased the building at 459 Seventh av. to Joseph Gierco; also top loft in 132 West Thirty-first st. to the Demalong Embroidery Company; top loft in 373 Seventh av. to Benjamin Goldstein; the building at 103 West Twenty-seventh st. to H. April & Co., Mines & Flaster, the Perfection Cloth Cutting Company and Anthony Sirlani.

Harris, Vought & Co. leased the store at 126 to 130 East Fifty-ninth st. to the Regent Silk and Novelty Company; also store in 432 Park av. to the Plaza Realty Company.

Brown, Wheelock Company, Inc., leased in 998 Fifth av., corner Eighty-first st., a sixteen room apartment to Mrs. Jonathan Thorne, and a duplex apartment of twelve rooms to Prof. Henry Fairfield Osborn.

Douglas L. Elliman & Co. leased for Oliver J. Wells 34 East Sixty-second st., a four story house, 20x100, to Mrs. L. M. Wilhelm; also an apartment at 64 East Eighty-sixth st. to E. Angell in 23 and 25 West Fifty-first st. for Mr. Phipps, agent, to George B. St. George.

Douglas Gibbons & Co. rented for Mrs. A. T. R. Neilson a furnished apartment at 142 East Fortieth st. to Leonard Outhwaite.

BRONX TRANSACTIONS.

Benenson Realty Company sold to a client of James Sonneboine 290 and 292 Mosholu parkway, through to 281 to 285 East 201st street, a three story garage, 50x135; also sold the northeast corner of Alexander avenue and 139th street, a four story dwelling with garage, 20x110.

Hudwill Corporation, Hudson P. Rose president, bought from H. Wintjen the four one family houses at 133 to 139 Kingsbridge road, near the Mount Vernon line.

B. Schildhaus sold for Samuel J. Coleman, attorney, to M. Trachtenberg, 1027 Faile street, a three story dwelling, 20x100.

Storminger & Jünger sold for Albert P. Wollheim the two family house at 1231 Tinton avenue, 21x110.

J. Clarence Davies resold for H. Schwartz to Louisa Petrie the vacant plot, 75x100, on the north side of Burke avenue, 25 feet east of Pearsall avenue. The seller purchased the plot at the auction sale of the Burke Relief Foundation property.

BROOKLYN MARKET REPORTS.

Realty Associates sold to the Princess Construction Company a vacant plot, 250x100, in the north side of Thirtieth street, 100 feet east of Third avenue. The purchaser is constructing a one story warehouse covering this plot which he has already rented for storage purposes. The broker was Herbert R. Ludden.

William E. Harmon & Co., Inc., sold on their Rugby tract, in the Twenty-ninth Ward, a sixty foot plot in Avenue B, between East Eighty-fifth and Eighty-sixth streets, to Bookbinder & Hecht; also forty foot plots in Remsen avenue, near Avenue B, to Arthur B. Newcombe; in the northerly side of East Ninety-third street, near Ditmas avenue, to J. & M. Posner; in the northerly side of East Fifty-eighth street, near Tilden avenue, to James A. Larkin; in the northerly side of East Eighty-sixth street, near Avenue B, to G. Lecan; in the northerly side of East Eighty-sixth street, near Avenue B, to F. Scarrino; one lot in the northerly side of East Ninety-fourth street, near Avenue A, to Samuel Fleichman; a forty foot plot in Linden avenue, between East Ninety-first and East Ninety-second streets, to Harry Grusky; forty foot plot at the corner of Church avenue and East Ninety-first street, to Papean; a fifty foot plot in the southerly side of East Ninety-sixth street, near Church avenue, to W. & J. Ivanoff & Spivack, and the adjoining fifty feet to Friedman, and the adjoining fifty feet to Ivanoff & Spivack, and the northerly corner of Ditmas avenue and Ninety-first street to Louis Alfutu

RESIDENTIAL SALES LEAD HEAVY BUYING

Investors Back in Apartment and Flat Market.

The 520 West 114th Street Corporation, capitalized at $52,500, with L. R. Schuyler, M. E. Walker and G. A. Jones as directors, has been formed to take over the eight story apartment house, 75x100, at that address, near Amsterdam av. Sayde V. Spille owns the property, which is assessed at $200,000.

The St. Ermins, a six story elevator apartment, 110x99.11, at 543 to 549 West 148th st., adjoining the northeast corner of Broadway, has been purchased by the Baumann Realty Company from Joseph N. Bishop. The realty is assessed at $160,000.

The five story apartment house, 57.6x100, at the southeast corner of St. Nicholas av. and 192d st., has been sold by Simon Borchardt to Adolph Wolf.

Nehring Brothers sold for a client of Francis B. Robert to the Benenson Realty Company the six story forty-two family apartment house, 102.2x125, at the northeast corner of Fort Washington av. and 160th st.

Hannah A. Realty Company, Jac Abrams president, bought through Slawson & Hobbs from Mrs. Belle D. Dentson 803 Columbus av., a five story apartment with stores, 25x100.

Irving Selkowitz bought from Philip H. and Rose Samilson 68 and 70 East 105th st., two five story flats, 50x100.11.

Daniel H. Jackson sold to H. E. Mashkowits 321 and 323 East 114th st., a five story tenement and stores, 50x100, through William Cohen, broker.

Philip H. and Rose Samilson sold to Irving Selkowitz the two five story flats at 68 and 70 East 105th street, 50x100.

No Drop in Dwelling Demand.

The three story dwelling, 18x100.5, at 222 West Seventy-first street, near Amsterdam avenue, has been purchased by Thomas H. Morgan from Katherine C. Percival.

Duff & Brown Company sold for the James Stokes Society to Ennis & Sinnott 330 and 332 Convent avenue, two four story dwellings 25x95 each.

Martin Steinthal sold to Morris Weiss, 121 East Ninety-first street, near Park avenue, a three story residence, 15x100.8.

Olive A. Choate sold the four story dwelling, 18x102.2, at 255 West Seventy-third street, near Broadway, to Edith Forbes.

Bramhall Players, Inc., which owns the Bramhall Playhouse at 138 East Twenty-seventh street, bought from Frederick E. Gunnison the adjoining three story dwelling, 20x98.9, at 140, and now controls a plot fronting 45 feet.

Ennis & Sinnott bought from the estate of Emma Hoar 504 West 149th street, a three story dwelling, 15.8x100, through Harry J. Rogers, broker.

SUBURBAN TRANSACTIONS.

Prince & Ripley, Inc., sold for Mrs. Grace Kelley Adelt her residence at 97 Grove st., Tarrytown, N. Y., to Mrs. Margaret Fletcher.

Thomas S. Burke sold for Mrs. Harriet Winslow the dwelling at 542 Van Cortlandt Park av., Yonkers, N. Y., to S. S. Shannon.

Herbert A. Sherman leased for Stuyvesant Wainwright the Kirklawn Inn, at Rye, N. Y., to Miss Mary Clark Bancker.

Robert E. Farley Organization sold for Mrs. L. Frankenbush her residence in Charlotte st., White Plains, N. Y., to George C. Moore.

Garden City Development Corporation sold Joseph Minotti's house, 140x150, at the corner of Nassau Boulevard and Chester av., Garden City Estates, Nassau county, L. I., to Raymond Hubbell.

Edward P. Hamilton & Co. sold for the estate of A. S. Gillespie 140 Hillside av., Orange, N. J.; a dwelling and garage 148x136, to Charles R. Piper, and resold for Mr. Piper the dwelling and 78 feet of land to Anna H. Schimmel. Mr. Piper retains the lot on the corner of Berkeley and Hillside av., on which he will construct a Colonial residence.

MARKET NEWS NOTES.

Benenson Realty Company took in part payment for the Avoca apartments at the northwest corner of Fort Washington av. and 170th st., reported sold yesterday, the six story loft building at 120 and 122 West Eighteenth st., 48.8x92.

The firm of Slawson & Hobbs, established in 1889 and incorporated in 1906 with a capital stock of $50,000, with Frederick G. Hobbs president, George L. Slawson vice-president, Frederick H. Birch treasurer and Charles D. Hobbs secretary, has now increased its capital stock to $150,000. Abraham Steers, Henry L. Showler and Edgar Cadmus are now stockholders, directors and officers.

Douglas L. Elliman & Co. have been appointed agents for the six story store and apartment building at 27 East Sixty-fourth street, northwest corner Madison avenue.

William Goldstone and Simon Myers were the brokers in the sale of the dwelling at 224 West 134th street to the Church of the Good Shepherd.

Alt Realty Company bought the four dwellings at 1415 to 1421 Lexington avenue sold by Baum Brothers and Otterbough, Steindler & Houston.

Mary E. A. Wendel is the buyer of the five story business building at 55 Beekman street sold by the Charles F. Noyes Company.

Kelly-Springfield Tire Company paid $650,000 for the seven, two story buildings, on plot 100x104, at the northeast corner of Seventh avenue and Fifty-seventh street, sold last January by Margaret A. Helme.

John I. Downey, Inc., has been awarded the general contract for constructing a new college building at 525 West 120th street for Teachers College. The building will be two stories and will cost $100,000.

Joseph T. Mulligan has moved his office from 55 Liberty street to 30 Broad street.

An interesting combination of present and past, embodying a new idea in security advertising, is found in a folder issued by the New York Title and Mortgage Company announcing a new loan of $125,000 on the apartment house at 37 to 39 Seaman avenue.

CLUB BUYS TWO FARMS.

Flushing Golfers Pay Big Price for 18 Hole Course.

At a price reported to have been $400,000, the Flushing Country Club has purchased the Garretson and O'Connell farms, between Flushing and Jamaica, containing, respectively, sixty-three and seventy-eight acres, and will proceed at once to lay out a new 18-hole golf course. Golf experts have expressed the opinion that, with a proper study of the ground, a golf course can be laid out on the site at a minimum of expense that will compare favorably with any in America. The sale of the property was negotiated by Benjamin H. Sweet, a Jamaica broker.

The country club also contemplates the erection on the property of a new club house, to cost $150,000. A temporary building, containing a large dining room and lockers for the 600 members, will be erected immediately. The proposed club house will be completed next spring and is expected to prove a social rendezvous for residents of Flushing, Kew Gardens, Forest Hills, Jamaica and surrounding territory.

$1,000,000 DEAL IN L. I. CITY.

Site for Printery Assembled Near Sunnyside Yards.

It was reported yesterday that negotiations have been completed by which the Allied Printing Associations of Manhattan will take title to a plot in Jackson avenue, near Harold, adjoining the Sunnyside railroad yards in Long Island City, on which it will erect a plant to cost $3,000,000 and where between 3,500 and 4,000 persons will be employed. The printery will be one of the largest of its kind in the world.

The purchase price of the plot is reported to have been in the neighborhood of $1,000,000. It includes 30,000 square feet and is between the plant of the Joseph Elias Plate Glass Company and the Karpen Furniture Company. The property was formerly owned by the Pabst Brewing Company, which, before prohibition, intended to erect there an Eastern depot for its products.

A nine story building will be erected as soon as the plans can be approved by the Queens Building Bureau.

IN THE AUCTION ROOM.

(14 VESEY STREET.)

By James J. Donovan.

LONGWOOD AV, 1188, s w cor Truxton st, 44x157x50x81x114, vacant—M & G W Corpn vs Truxton Realty Co et al; Stroock & Stroock, attys; James P Timoney, ref; due, $3,976.04; taxes, &c, $3,972.46. To Elizabeth Critzker for $100.

CITY REAL ESTATE. | CITY REAL ESTATE.
From Battery to 14th St., Inclusive. | 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.
97 William St. Phone 2000 John

REAL ESTATE AT AUCTION.
JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty st., N. Y. Phone Cort. 744.
JERE JOHNSON, Jr., CO., Auctioneers, 193 Montague st., Brooklyn, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

WANTED—$70,000 MORTGAGE
To date elevator corner best section Bronx. Address SECURITY, 3013 3d av.

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

CITY REAL ESTATE.

HESS Business Property
DOUGLAS L. ELLIMAN & CO. 15 East 49th St.
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.
PENNSYLVANIA ZONE.
T. A. & J. J. FOGARTY, 147-149 W. 33d St. Fitzroy 1502.

WAREHOUSE
Corner, modern daylight building near Piers. In perfect condition; separate re-packing rooms, elevator. Will sell or lease. Ideal for mercantile firm.
S. OSGOOD PELL & CO.
Tel. 5610 Vanderbilt. 17 West 44th St.

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.

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 3062.

Borough of Queens—Sale or Rent.
GREAT HOUSE BARGAIN
$8,000 buys beautiful $10,400 house; foreclosure 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

"FIRST CALL" SERVICE

Salesmen who have been successful in making sales on the so-called "first call" plan are in great demand by employers who are willing to pay handsomely for their services.

But the experienced solicitor knows that in the selling of automobiles, real estate, instruction courses, furniture, musical instruments, &c., it is often necessary to call upon the average prospect a number of times; to reason and explain until patience and hope have nearly fled before success finally crowns his efforts.

On the other hand, where is there a salesman who has not wonderful stories to tell of how he sold Mr. Jones or Mr. Smith "on the spot." And sometimes he will explain the deep secret of "how he did it."

But the truth is, in most cases of "quick sales," the purchaser has been looking for the salesman quite as anxiously as the salesman has been searching for a buyer.

In other words, the "demand" has preceded the "supply."

The Classified advertisements printed in THE SUN AND NEW YORK HERALD visit over 200,000 homes and offices each day in search of persons interested in what they have to offer.

In making this vast number of "calls" they meet many persons who have been anxiously waiting for them to arrive and "exhibit their wares."

That's why SUN AND NEW YORK HERALD "Want" Ads so frequently produce immediate results.

But in many instances their mission is only partly performed on their first appeal. Scores or hundreds of readers may be interested in the offer they make but must be called upon again, and perhaps still again, before the reader has been "sold" and the deal is closed.

And that is why three time, seven time or even all the year 'round "Want" Ads should be used, providing the supply is sufficiently great to meet the demand created.

So, if you have a want to fill, try a one time SUN AND NEW YORK HERALD Ad. You may find the "man who is looking for you" without further effort.

But remember that if your Ad is published a number of times it will not only be read by those who are looking for what you have to offer but it will continue its work of "calling back reasoning and explaining" with the many prospects "on the route," which means MULTIPLIED RESULTS.

INSTRUCTION, COLLEGES, &C.
BORDENTOWN MILITARY INSTITUTE. Thorough prep. for college or business. Efficient faculty, small classes, individual attention. Military training. Supervised athletics. 36th year. For catalogue address Col. T. D. LANDON, Pres. & Commandant, Bordentown, N. J. "Drawer C-24."
SCHOOL of ORIENTAL Languages—Arabic, Persian, Turkish, Hindustanee, &c.; reasonable terms. Professor M. M. SADIQ, 1897 Madison av. (123d st.), New York city.

HOTELS AND RESTAURANTS.
TO-NIGHT AFTER THEATRE
Bal Tabarin
OVER THE WINTER GARDEN Broadway at 50th St.
KEEGAN & EDWARDS Kings of Syncopated Melody from Ziegfeld's Frolic
BOBBY BURNS With His "Bazooka"

Hotel Narragansett
Broadway at 94th St.
A high-class Hotel catering to a Select Clientele.
Suites of 1 to 4 Rooms and Baths
By Week, Month or Year.
TRANSIENT ACCOMMODATIONS.
Personal Management of FRANK A. PETELER, formerly of the Hendrick Hudson and The Chatsworth.
Table d'Hote and a la Carte Restaurant.
Telephone 8500 Riverside.

BEDINI'S SHELBURNE GIRL REVUE OF 1920
An Elaborate Production.
TWICE NIGHTLY AT 7:30 & 11:30.
Lieut. J. TIM BRYNN'S Famous "Black Devil" Jazz Band.
Dancing Aft'n'ns & Evgs.
HOTEL SHELBURNE
Ocean Parkway, Brighton Beach, N.Y.

HOTEL LUCERNE, 201 West 79th St.
HOTEL WILLARD, 79th st. & West End av.

CITY REAL ESTATE.
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 189. Agent on property. E. E. MEACHAM & SON, owners, 13 Park Row, New York city; 33 years in the real estate business.

GIBSON'S MODEL STUCCO HOME DEVELOPMENT AT RICHMOND HILL OFFERS TO-DAY
An Exceptional Home Buying Opportunity. Beautifully designed and decorated one family, six rooms and bath stucco homes. Price $7,500. Easy terms. 10711 109th st., Richmond Hill. Phone 5910 Richmond Hill.

Borough of Richmond—Sale or Rent.
STATEN ISLAND IDEAL HOMES ON CASTLETON HILL, S. I.
One 6 Room, 40x100, all improvements, shade, $6,500. Terms to suit.
One 7 Room, Sleeping Porch, steam heat, artistic design; large front porch; beautiful shade trees; just completed. Garage. $10,200. Terms.
Beautiful 8 Room House, Sleeping Porch, steam heat; large front and side porch; Porte-Cochere. Garage for 2 machines. Plot 60x100, more if desired. Beautiful shade. Price $12,000, worth $15,000. Any reasonable terms.
Magnificent small estate (40-odd city lots), 247x385 ft. Majestic shade trees. Beautiful flowers. Residence stands back over 100 ft. Very imposing. Will divide to suit purchaser. Great bargain for permanent residence, speculator or investor. Quick action necessary. We guarantee splendid auto service to and from St. George or R. R. station, until street cars are restored.
L. M. ROBERTSON
No. 65 Fairview Ave., West New Brighton, Staten Island, New York City. Telephone 1532 W. B. Will send automobile for you, St. George or elsewhere.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
LOCAL OFFICE OPEN EVENINGS.
Motor Out Today to
Arleigh
and see the houses ready for July occupancy.
Remember, every house built in Arleigh has been sold before completion, and you must buy now if you want a home in the Fall.
By motor, from Queensboro Bridge follow left branch of elevated road to Ditmars Avenue Station.
Or take Queensboro Subway train from Grand Central Subway Station, direct to the property, one block from Ditmars Avenue Station.
Rickert-Brown Realty Co.
52 VANDERBILT AV. Tel. Murray Hill 1190.

HEMPSTEAD, L. I.
For sale, unusually substantial ten-room, hot-water heated three-story frame house. Two acres of fertile soil; on highest point in Hempstead. Three baths, and laundry and bath in basement. New two-car garage, rooms above. Fine trees, lawns and shrubbery. Large vegetable garden, fully planted. Convenient to Hempstead and Garden City Stations. Several country clubs and golf courses nearby. Fifty minutes from Penn Station. For inspection telephone 563 Hempstead.
COME AND LOOK.
New 6 room and bath, semi-bungalow, plot 50 foot front, 5 minutes to depot; up to date; price $7,500. FREEPORT CONSTRUCTION CO., INC., 93 South Main st., Freeport, L. I.

I. G. WOLF, 1270 B'way, N. Y. Exceptional bargains on the North Shore.
ROCKVILLE CENTRE Homes & Home Site Specialists. If it's for sale we have it. E. W. Hennings, opp. Sta.
MALBA on the Sound, L. I.—HOMES READY 22 minutes Penn. Sta. MALBA ESTATES CORP., 217 B'way.
"North Shore of Long Island" BRINTON C. BELL. Phone 641 Bayside. Bayside, L. I.

Westchester—Sale or Rent.
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.

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.
COUNTRY ESTATE.
Large, cool stone house, beautifully furnished; fine wood land, pond; 45 minutes New York; 200 acres; $67,000. Owner, Room 1614, 141 Broadway.
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 6042.
RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Rutherford.

CITY REAL ESTATE.
Borough of Queens—Sale or Rent.
READY FOR OCCUPANCY
4, 5 and 6 Room
New "Garden" Apartments
Jackson Heights
PLAN OF TENANT-OWNERSHIP OF APARTMENTS
Is the Original Tenant-Ownership Plan
Based on the desire of the average family for a good home in a firmly established residential community at fixed rents that cannot be increased.
"Selected" resident owners enjoy tennis, golf, and all forms of recreational and social activities, and have playgrounds for children.
References Required. For further details call or write
The Queensboro Corporation
Manhattan Office 50 E. 42d St., Cor Madison Ave. Telephone Murray Hill 7057.
Jackson Heights Office Opp. 25th St. Subway Station. Telephone Newtown 2361.
Take Queensboro Subway at Grand Central Station (Corona Line) direct to 25th Street Station.
22 MINUTES FROM 42D ST.

REAL ESTATE—OUT OF CITY.
Westchester—Sale or Rent.
NEW ROCHELLE BARGAIN
NEW HOUSE, 8 rooms, 2 baths, living-room, open fireplace, hot-water heat, electricity, excellent location. $19,000.
Henry B. Downey, 239 Huguenot St. Tels. 1807-4061. Est. 1890.
CHAUNCEY B. GRIFFEN & CO. Westchester's Leading Realty Experts. 48 East 41st st. Murray Hill—6326.

New Jersey—Sale or Rent.
MOUNTAIN LAKES NEW JERSEY
TWENTY MODERN HOMES
for year round living; ready for occupancy now; $10,000, easy terms, buys a 7 room house; tiled bath and 1-3 acre; $16,000 a 10 room house with 3 baths, garage and 2-3 acre. Many prices, sizes and designs. Easy commutation to N. Y. City; 900 ft.
Details from Mountain Lakes, Inc., 170 B'dway, N. Y. City. Tel. 1321 Cort.

AVON-BY-THE-SEA, N. J.
Lake and Ocean Front.
Large house in centre of spacious grounds; garage with servents' 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.

Virginia—Sale or Rent.
"KINLOCH."
SOUTHERN COLONIAL ESTATE.
"Kinloch" comprises a total of 222 acres, 200 in sod and active cultivation, residue wooded sufficient for estate purposes. Old Colonial mansion of fourteen rooms, modernly equipped, located in a delightful grove and lawn. Quarter dwellings, barns, stables, garage. This old estate is charmingly located amid a delightful social environment in one of the elegant sections of Virginia. Price $35,000, about representing value of permanent improvements. A stock farm of genuine merit, a real value seldom offered. Detailed description together with photographs on request. Attractive terms.
MORTON G. THALHIMER, Country Department, RICHMOND, VIRGINIA.

Miscellaneous—Sale or Rent.
LIST YOUR COUNTRY ESTATES WITH
BRYAN L. KENNELLY, Inc.
COUNTRY ESTATE DEPT., 149 BROADWAY, NEW YORK CITY.

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

SUMMER RESIDENCES TO LET.
ATTRACTIVELY FURNISHED HOUSE AT ROCKVILLE CENTRE
for rent from July 15 to Sept. 1. House all screened, every convenience; garage, garden; $400 for season. Can be seen any time Sunday or Monday, July 4 and 5, or by appointment. Mrs. A. H. PARSONS, 31 Lakeside Drive, Rockville Centre, L. I.

REAL ESTATE WANTED.
Quick Sales Consumated
Clients waiting to buy for cash—long and short term leases; income producers, old buildings; lofts, etc.
Brokers invited to co-operate.
B. EDWARD CROSBY
Room 1904—18 East 41st St. Telephone 2788 Murray Hill.

FACTORIES FOR SALE OR RENT.
Harvey B. Newins Inc., FACTORIES For Sale or Lease 522 5th Ave. Tel. Vanderbilt 7276.
Boyton Bros. & Co.—Factory Sites—Water—Rail—87 Smith St., Perth Amboy, N.J.

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.
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Vacant lot for lease or sale; abutting lot can also be had. Immediate possession.
E. H. LUDLOW CO., 140 Broadway, New York.

Above 14th St. to 59th St. (Inclusive). East River to North River.
SUBLET BARGAIN
3,000 Sq. Ft.
Very light space.
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CARSTEIN & LINNEKIN, 347 Fifth Ave.

OFFICES AND SHOWROOMS
TO SUBLET
Furnished or Unfurnished
in Pennsylvania Building, North East corner 31st Street and 7th Ave., opposite Pennsylvania Station. Apply Superintendent, 163 West 31st Street, Room 6.

Washington Heights, Above 125th St., West of 8th Av.
BROADWAY STORES
602 to 606 West 145th Street.
SUITABLE FOR TAILOR, LAUNDRY, STATIONER, FLORIST, BARBER, ETC. ALSO BASEMENT.
GEORGE V. McNALLY, 7 East 42d Street. Telephone Murray Hill 8154.

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"The Gardens Beautiful"
HOLLIS PARK GARDENS
HOLLIS, Queens County, L. I.
Special Sale of Plots
All improvements—asphalt roadways, parked streets, boulevards, gas, water, electric light and telephone conduits; concrete sidewalks and curbs on all streets; amply restricted. 22 minutes from City Hall or Herald Square. Hillside Avenue runs through property.
A chance to obtain exceptional values in a highly restricted residential Park having excellent transit facilities.
For Particulars Inquire Agent on Property, or
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60 Wall Street, New York Phone 7466 Hanover

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SHORE ACRES
On Long Island Sound
Between Rye and Mamaroneck
Large and Small Desirable Building Plots For Sale at Reasonable Prices.
Excellent train service on N. Y., N. H. & H. R. R. All owners have bathing and water privileges. Representative on premises.
Make an appointment and see this property.
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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 $1,500 TO $4,500 IMMEDIATE OCCUPANCY.
411 WEST END AVE.
(corner 80th) 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.

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Above 14th St. to 59th St. (Inclusive), East River to North River.
PRIVATE house, nine rooms, bath, partly furnished, $4,000 cash. Inquire premises, 250 East 52d st. Also evenings.
WILL dispose of good tenement for cash at sacrifice; rental $2,400; price $13,000; easy terms; commission paid. OWNER, 147 North Terrace av., Mount Vernon. Telephone Mount Vernon 3752.

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.

Above 59th St.—5th Av. to North River.
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, 2040 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.
TWO modern six story apartments in Mount Hope section of the Bronx; monthly tenants; price $150,000; small amount of cash required; principals only.
DOUGLAS GIBBONS & CO., 6 East 45th st. Vanderbilt 626.

Borough of Brooklyn—Sale or Rent.
FOR SALE—Attractive pre-war built house and garage in restricted residential section; plot 60x100; 10 rooms, all modern improvements, glass enclosed porch, parquet floor, tile baths, hot water. For further information call Bensonhurst 1144 or 8710 21st av., Brooklyn.
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.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
BEAUTIFUL NEW HOMES, with garages, one-half hour Manhattan, 9 to 12 rooms, 3 baths and extra lavatory, $25,000 up; terms to suit. Central av. and Pine st. WM. K. MACDONALD, Woodmere, L. I. Phones Woodmere 3128 or 3206.
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 1314. Phone Vanderbilt 7567.
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. SCHAERHORN, opposite station. Telephone Springfield 1817.

Westchester—Sale or Rent.
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 80 per cent. as mortgage. KENNARD, 541 Lexington av.
YONKERS—New house, 7 large rooms; shade trees; restricted property; school nearby. HALL, 185 Lee av. Yonkers 4737.

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.

New Jersey—Sale or Rent.
ALMOST new, little home on shady plot, 70x120; living room, with fireplace, dining room and sunny kitchen on first floor; 2 bedrooms, bath and 4 large closets on second floor; screens, hardwood floors and trim, electric light, gas range, hot water heater; garage; room for vegetable garden; easy commuting; immediate possession; price $7,900; convenient terms. LOCKWOOD, 26 Maitland av., West Englewood, N. J. Phone Englewood 901W.
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