

REAL ESTATE NEWS, NOTES AND GOSSIP

Library Bureau Building in Penn. Terminal Zone Sold—Other Transactions.

The Penn Terminal zone witnessed the feature of yesterday's realty market. The National Railway Publication Company of 30 Vesey street bought from Robert Gulnet of Lyons, France, the Library Bureau Building, a twelve story structure, 100x131, at 424 to 438 West Thirty-third street, overlooking the Pennsylvania Railroad tunnel.

The property was purchased by the father of the present seller in 1914 through the McKoon Realty Company soon after its completion by Edward J. Larion, the builder, who also put up the Printers' Craft Building. The property was valued at \$250,000 and was now being sold by the Dicks-Davis Company, 110 West 75 street, at 100 West 75 street and has a depth of 87 feet. The new owners will improve the site with a new building.

Dye Co. Enlarges Holdings. Wm. A. White & Sons sold for Harriet E. Callaghan the two four story buildings at 17 North Moore street at the northwest corner of Varick street, to Dick-Davis Company, 110 West 75 street. The same brokers also sold to the same buyers the vacant plot at 15 North Moore street, forty-four feet wide of Varick street. The properties adjoin those at 15 and 17, bought last month by the Dicks-Davis Company.

Other Sales in Manhattan. Harris and Maurice Mandelbaum and Irving Levine, through Charles Griffith and Eugene Rosen, Co., 110 West 75 street, sold for M. K. Kelly, administrator of the estate of Mary U. Packney, seventeen lots in Manhattan street, through to West 126th street. Plans are under way for a large garage to occupy the entire area, and the building which the building will be ready for occupancy by the first of the year. The property had been in the possession of the Packney family for more than seventy-five years and was held at \$100,000.

Other Sales in Manhattan. The Nineteen Bond Street Corporation bought from Mildred H. Hanks the five story brick building, 37,61x146, at 19 Bond street, southeast corner of Lafayette street. Maurice Verthuis sold for Dr. Denis L. Verthuis the four story business building, 15x100x50, at 137 East Forty-third street, 155 feet east of Lexington avenue. The property will be altered into stores and offices and will be occupied by the buyers, Malcolm & Hayes, engravers.

Emory L. Ferris, secretary of the company and a member of the firm of Anderson & Anderson, attorneys, stated that he was gratified with the results of the sale, and that he and his associates feared that there would not be a sufficient buying power to absorb this number of lots.

Langdon G. Marvin of Emmett, Marvin & Roseberry, attorneys at Harvard University, stated after the sale on behalf of Harvard that he was most pleased with the results, as this will give the educational institution a complete block of land in its vicinity, in accordance with the wishes of the late Mr. Sexton.

Apartment House Transactions. Charles Wynne and Louis H. Low sold to a client of M. J. Hall 523 West 123d street, a five story apartment house, 14x100.

Harmon-Cullen Company sold the five story triple apartment building at 11 West Sixty-fifth street, 30x95x100, to Alfred M. Rice. The same brokers sold to clients for investment, 4 and 10 West Sixty-fifth street, 30x95x100. The S. P. Realty Company also sold to clients six of their plot at 52 to 54 West Sixty-fifth street adjoining Broadway.

George W. Brett sold for Mrs. John Mayhew a five story triple flat, 25x100, at 111 East 123d street, to Nicklas Cooper and Jacob Marks. This is the first sale of this property in about twenty years.

In the Dwelling Market. Douglas Gibbons & Co. sold for Jeremiah Pomonan, represented by Eugene E. Ellman, the five story dwelling at 151 East Fifty-sixth street to Charles W. Bond.

Charles S. Kohler, Inc., with Leroy Conroy, sold the dwelling at 12 West Seventy-fourth street for William L. Kennedy.

Frank Gottfried sold to Bernard A. Smith 42 East Fifty-seventh street, a three story dwelling, 19.1x100.5, near Fulton place.

Irene E. Hendrick purchased from Mrs. H. D. Day the four story dwelling, 12x100, at 64 West Ninety-seventh street.

The three story dwelling, 18.5x102.2, at 52 West Eighty-fourth street, near Columbus avenue, has been sold by Alice M. McCann to Sarah E. Paris, 12 West Ninety-seventh street.

The Lexington Twenty-first Street Realty Company sold to Louis Sussman 244 and 246 East Seventy-fourth street, near Second avenue, two four story dwellings, 23.4x102.2.

Miscellaneous Leases. Hubert & Hubert rented for the International Film Service Corporation the fifth floor in the southeast corner of the Metro Pictures Corporation at the annual rental of \$20,000.

Lawrence, Blake & Jewell rented the store and basement at 19 Beaver street, 12x100, to the Beaver Inn, chain confectionery store.

Spear & Co. leased for six years the eighth and ninth floors at 526 Broadway, containing 50,000 square feet, to C. R. Gibson & Co. art publications, at an aggregate rental of \$129,000.

Harris, Vought & Co. leased for the estate of Sarah J. Byrd to George Busby the four story dwelling, 21x100, at 24 East Sixty-sixth street.

Harvey W. Bloomer and W. M. Weed leased to the United States Mortgage and Trust Company the stores in 273 to 275 West 123d street, known as the Bishop Building, in addition to the frontage now held by the lessees in this property. Extensive alterations are planned. The lease is for ten years at an aggregate rental of \$250,000.

Brooklyn-Queens Deals. E. T. Newman and E. M. Hart sold to the three story dwelling at 325 Fourth street, between Eighth and Ninth ave., for \$1, Newman.

BARGAIN SALE OF BRONX SPACES ENDS

Auction of Eastchester Co. Tract Brings Total of \$356,843 for 1,492 Lots.

The seal of the bell in old St. Paul's Church at 6 o'clock last evening marked the end of a perfect day for Joseph P. Day, auctioneer, who had just knocked down the last of 1,492 lots for the Eastchester County in the Gun Hill and Eastchester road section of the Bronx. In spite of the intense heat hundreds of men and almost as many women attended the second session of the auction yesterday in the Vesey street exchange.

The total obtained for the tract was \$356,843. This was once owned by the Alfred G. Vanderbilt estate and others is now the property of about 1,000 investors and Harvard University, which is a beneficiary of the sale through the will of the late Lawrence E. Sexton, who received the one-seventh interest in the tract held by the deceased.

The southeast corner of Gun Hill road and Wilson avenue was the first lot offered yesterday afternoon and was bought by Charles E. Miller for \$900. Abraham Schwartz, the tenant, occupied the dwelling at the corner of Eastchester road and Hammerley avenue, together with six lots, for \$1,525.

Mr. Day said: "The sale was remarkable in many ways, especially so in view of the fact that it was held on the hottest days of the dull summer market. Furthermore, more than 75 per cent of the property in this tract was sold without one penny spent for streets or other physical improvements. A large number of lots were opened with water from streams running through the property. The Eastchester tract just sold is about twice the distance from the 5 cent subway as the Burke Foundation property recently auctioned, so this can be classed as a remarkably successful sale."

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SHIPPING NEWS.

(CONTINUED FROM PRECEDING PAGE)

YORK via Thomas; Lake Neba, Wilmington, N.C. PRINCEGEORGE, July 13-Arrived, str Westport, Newport News. RHO JANGILO, July 13-Arrived, str Servian, Philadelphia. Sailed 12th, str Dubina (Br), New York; Stephen H Jones, Philadelphia. HIKELIA, July 13-Arrived, str Evansville, New York. SOUTHAMPTON, July 13-Arrived, str Mancharia, (from Hamburg), New York. SOON, Norway, July 7-Arrived, str Lilla (Nor), Norfolk. ST NAZAIRE, July 7-Arrived, str Cape Corso, (Br), Montreal. SANTIAGO, July 7-Arrived, str Anstion, New York via Lisbon; 7th, Siboney, Tampa. ST MICHAEL, July 13-Arrived, str Corvus, Norfolk for Palermo. SINGAPORE, July 13-Arrived, str Celebes, (from Cebu), New York. SINGAPORE, July 11-Arrived, str Celebes, (from Cebu), New York. SINGAPORE, July 11-Arrived, str Celebes, (from Cebu), New York. SINGAPORE, July 11-Arrived, str Celebes, (from Cebu), New York.

FOREIGN PORTS. (By Mail.) BALBOA, June 8-Arrived, motor ship Valentin, (Br), Antigua and called for London; BALBOA, June 8-Arrived, motor ship Valentin, (Br), Antigua and called for London; BALBOA, June 8-Arrived, motor ship Valentin, (Br), Antigua and called for London.

AMERICAN PORTS. (By Telegraph.) ASTORIA, O., July 13-Arrived, str West Kent, New York via Haylen, Europe. BIRMINGHAM, Wash, July 13-Arrived, str Boston, July 13-Arrived, str Ithaca (Br), Lake Superior, San Francisco. BOSTON, July 13-Arrived, str Ithaca (Br), Lake Superior, San Francisco. BOSTON, July 13-Arrived, str Ithaca (Br), Lake Superior, San Francisco.

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NAVAL ORDERS. Special to THE SUN and NEW YORK HERALD. The following orders have been made public: Lieut. Commander Fred T. Berry, to duty on the USS Albatross, U. S. Navy. Lieut. Commander Fred T. Berry, to duty on the USS Albatross, U. S. Navy. Lieut. Commander Fred T. Berry, to duty on the USS Albatross, U. S. Navy.

SATISFIED JUDGMENTS. The first name in that of the debtor, the name of the creditor and date when judgment was filed: Mervin Goss, A. Berg, June 18, 1920, \$1,080.32. Chapin Home for the Aged and Infirmitarian, E. Smith et al, July 6, 1920, \$2,082.54. O'Connell, Louis-D. Glick, March 28, 1919, \$2,204.37. Times Square Improvement Co., James Glick-Realty Corp et al, June 18, 1920, \$1,514.50. Root & Co., E. Smith et al, July 6, 1920, \$1,536.30. Fieger, J. C. et al, July 6, 1920, \$276.41. Garden Building Co. and Samuel H. Rosen, et al, July 6, 1920, \$114.24. Calver, Henry-Claude Realty Co., et al, July 6, 1920, \$243.38. Whitson, John-E. I. Rosenfeld, Dec. 5, 1919, \$2,843.31.

Fire Record. Manhattan. Manhattan Mortgage Co.-A. Rallo, \$100.00. Manhattan Mortgage Co.-A. Rallo, \$100.00.

CITY REAL ESTATE. ABOVE 95th St.—24th Av. to North River. THE PETER STUYVESANT 258 Riverside Drive, Corner 98th St. This 13 Story Building, Wonderfully Constructed and Located, is Now Offered to Tenant Owners Who Can Purchase.

WOOD, DOLSON CO., Inc. HARRIS, VOUGHT & CO. 569 Fifth Ave. Tel. Schuyler 1120. REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent.

REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent.

The Solution to Your Rent Problem. The many young married couples that visited Harmon last Sunday started a foundation for their own homes. 90% purchased building sites. If you will visit Harmon at our expense and let us show you this wonderful property we feel sure that you will be of the same opinion as the many young couples that have purchased property in the past few weeks, and are determined to own their own homes and stop paying enormous rents.

HARMON ON THE HUDSON. Unsurpassed for scenic beauty. 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.

Clifford B. Harmon & Co., Inc. 51 East 42d Street, New York City. READY FOR OCCUPANCY; \$3,500 SECURES TITLE TO THIS BEAUTIFUL JERSEY HOME. BALANCE ON EASY TERM MORTGAGES.

NEW JERSEY—SALE OR RENT. NEW JERSEY—SALE OR RENT.

REAL ESTATE AT AUCTION. FREDK & CO. 793 B'WAY. JERE JOHNSON, JR., Co., Auctioneers, 124 Madison St., Brooklyn, N. Y. CITY REAL ESTATE. WANTED. Experienced Real Estate Salesman, preferably with private home experience. Opportunity for high pay with established downtown real estate company.

MORGENTHAU JR. REAL ESTATE 206 BROADWAY. F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. CROSS & BROWN COMPANY. REAL ESTATE IN ALL BRANCHES. I. B. WAKEMAN, REAL ESTATE BROKER, 192 Broadway, Phone Cortlandt 773.

FLATBUSH (One Family Frame) 12 rooms, 2 baths, large lot. PRICE \$30,000; EASY TERMS. JOHN REISY COMPANY, 863 Flatbush Ave., Tel. Flatbush 150. HOMES WITHIN THE HOUR. JOHN M. THOMPSON, REAL ESTATE 311 Broadway, Telephone Barclay 2734. SAMUEL KRONSKY, Inc. 52 Liberty St., Real Estate Brokers, Marbleize Bldg., Greely 6728. KLEIN & JACKSON, REAL ESTATE OPERATORS, 801 Fifth Ave., Real Estate, 801 Fifth Ave. GEORGE B. CORSA, Sale or Lease, 18 East Forty-third Street, New York. HENRY I. COOPER, Real Estate 200 Broadway, Tel. Cort 5283. JOHN M. THOMPSON, REAL ESTATE 311 Broadway, Telephone Barclay 2734. SPEAR & CO., Commercial Property 440 Broadway, SUYVESANT 627. DOUGLAS L. ELLIMAN & CO., 15 East 49th St. EUGENE A. WALSH FACTORY REALTY, 41 E. 125th St. Gales, Van Nostrand & Morrison, Property Management, 21 East 20th St. (Edith Elliott) 254 Nassau St., Room 2024. W. H. Spencer. J.B. WOODCOCK, Inc. Real Estate Specialist, 4209 Broadway, Tel. Morn. 7728. WILLIAM D. KILPATRICK, 143 Broadway, Cortlandt 3463. WM. A. WHITE & SONS, Tel. 9700 John.

APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED. APARTMENTS—UNFURNISHED.

The Most Unique Tenant-Ownership in Manhattan. NOS. 17 AND 19 EAST 95TH STREET between 5th and Madison Aves. Six Story Elevator Apartment Houses. THE UNIQUE FEATURES ARE: (1) Superb location. (2) Low rents. (3) Small cash payments. (4) Selling price largely land value.

AS TO RENTS. The rents of seven rooms are \$70 to \$100 per month. The rental value of these apartments are \$120 to \$155 per month.

AS TO CASH REQUIRED. The cash payment required runs from \$1,630 to \$2,400, which investment is repaid in three years by the difference between the rent and the rental value. This is equivalent to purchasing a 7 room dwelling in the social center of the city on a cash payment of from \$1,630 to \$2,400.

AS TO LAND VALUE. In striking contrast to the usual tenant-ownership proposition is the fact that the land value of the plot, 70x100, on which these houses are built is about 50% of the selling price—the constant increase in land value, due to location, will soon bring the land value up to 100% (and more) of the selling price.

WE HAVE SOLD A goodly number of these apartments. We are offering the balance to equally desirable tenants. The selling and leasing plan is simple and equitable. Inquiries gladly answered. WILLIAM CRUIKSHANK'S SONS. Telephone Call Cortlandt 5194. P. S.—Also 3 Rooms, Rent \$10 Monthly; Cash Required, \$300.

NEW STEEL-CONCRETE FACTORY—400,000 Sq. Ft. In New York, with R. R. Siding. 150,000 SQ. FT. AVAILABLE FOR IMMEDIATE OCCUPANCY OF PURCHASER. Attractive Mortgage Terms Already Arranged.

Louis Schlesinger Inc. Times Sq. Bldg. NEW YORK Bryant 192. Essex Bldg. NEWARK Market 9500. OWNERS AGENTS. CITY REAL ESTATE. REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent.

HOMES Within the Half Hour. \$11,000—Six rooms and bath; tapwater; brick heated garage with private driveway; hot water heat; near subway station; best location; five minutes to Grand Central Station. \$12,000—Corner house, seven rooms and bath; garage; hardwood floors; brick heated garage; tiled bath and kitchen; fifteen minutes from Grand Central Station. \$14,000—Beautiful white and green cottage; first floor studio; five minutes to Grand Central Station; near station and water; \$14,500 cash. \$15,000—Eight rooms and two baths; tapwater brick and stone; two car garage; hardwood floors, white enamel trim; steam heat, gas, electricity; 15 year old; near Grand Central Station. \$16,000—Dutch Colonial, seven rooms and bath; large front porch; oak floors; 25 minutes out on road; near station and water; \$15,500 cash. \$18,000—Eight rooms and two baths; tapwater brick and stone; corner station; 100 foot street; hardwood floors; plenty of shade; \$18,000 cash. \$20,000—Eight rooms and two baths; large roomy house; 45 feet front; center hall; 24 foot porch; large oak enclosed porch; flower boxes; \$20,000 cash. \$22,000—Five rooms and three baths; near Grand Central Station; twenty minutes from Grand Central Station; beautiful view and shrubbery; ready for immediate occupancy; \$17,500 cash. Photographs and full particulars on request.

Retailers Opportunity. 134 West 34th St. Opposite R. H. Macy & Co. 5 story building, 25x98.9. \$20,000 net per annum. Tenant to make permanent improvements. To Lease or for Sale. 17 West 31st St. New 4 story and basement 25x98.9. Exceptionally high ceilings. Immediate possession of store and basement. Bargain—Easy Terms FOR SALE with possession. 23 West 31st St. 5 story and basement 25x98.9. TO LEASE. Stores and Basements. 19-21 West 31st St. Possession January 1, 1921.

Wickert-Brown Realty Co. Tel. Mar. 8111, 230 Vanderbilt Av. Attractive Colonial Dwelling. Immediate Possession. Choice location in Douglaston, all improvements, including gas, electric, hot water, etc. \$15,000. Can be seen by applying to: W. W. DOOLITTLE, 20 Douglaston Road, Douglaston, or 3305 Wortham Building. PORTLAND MANOR. 110 West 11th St. H. H. GARDNER, 110 West 11th St. LONG BEACH. 100 West 11th St. Thos. H. Todd, 102 Madison Av., N. Y. Westchester—Sale or Rent. BEATTIE & CO., REAL ESTATE, 214 Huguenot St., Phone 2921, New Rochelle. W. W. DAY. ALONG THE SOUND. 500 5th Ave., N. Y. WESTCHESTER AND NEARBY. C. E. BREWSTER, Bay Shore, L. I.