APARTMENTS—UNFURNISHED.

Washington Heights, Above 125th St., West of 8th Av.

DON'T WAIT FOR THE FALL RUSH
SELECT YOUR HOME NOW. GO AND SEE
The Very Attractive Suites of
3 AND 4 ROOMS AND BATH
NOW OPEN FOR INSPECTION IN THE
New Six-Story Fireproof Building
700 RIVERSIDE DRIVE
NORTHEAST CORNERS OF 146th & 147th STREETS,
Overlooking the Hudson and the Palisades.
Assuring an abundance of fresh air and light.
Representative on premises.
Full list of apartments, 4 to 12 rooms, for rent from October 1st in other high-class houses under our management and ownership can be had by writing, telephoning or calling at the main office of
PATERNO BROS., Owners, JOSEPH PATERNO, Pres.
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CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

FLATBUSH
One Family Frame
12 rooms, 2 baths, large plot.
PRICE $30,000; EASY TERMS.
JOHN REIS COMPANY,
805 Flatbush av. Tel. Flatbush 1400.

FLATBUSH Homes, 1521 Cortelyou Road. Geo. W. Egbert. Tel. 14 Fla[illegible].

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$13,000—SACRIFICE
Must sell immediately, leaving city; 9 rooms, 2 baths; 75x100; gas, electricity, steam heat; 5 car garage; fruit trees, flowers, shrubbery; highly restricted, in very elite neighborhood; elevation; North Side Jamaica. Terms. CHAS. SILK, INC., 488 Fulton St., Jamaica. Last stop Lexington Ave. "L." Open Sunday.

IMMEDIATE POSSESSION—ROLLIS.
Seven room house, corner plot 50x100; electric, gas, parquet, steam heat; choice section; block from R. R. station, two block trolley, 25 minutes from Manhattan; price $9,500 (worth $11,500); cash required $3,000, balance to suit. BENJAMIN H. SWEET, 365 Fulton st., Jamaica, N. Y.

FOR A HOME IN FLUSHING
See HALLERAN Agency, Flushing, N. Y.

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ALL YEAR ROUND HOMES.
INSTALLMENT PLAN
3 room house, ¼ acre, price $1,950
4 room house, ¼ acre, price $2,250
5 room house, ¼ acre, price $2,950
In the largest and best town on Long Island; small cash payment down and balance monthly; fine rich soil, good for fruit and vegetable and chicken raising; a chance of lifetime for a young couple. Call to-day for appointment to visit property. LONG ISLAND HOMES, 243 West 34th st.

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LOTS $40 One hour out, in largest and best town on North Shore; finest garden soil, any kind of employment; also ½ acre plots; price $275, $25 down, $4 monthly; 10 minutes' walk to station; title policy guaranteed. Call to-day for appointment to visit property. LONG ISLAND HOMES, 243 West 34th st.

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6 room house, stucco; completely furnished; gas, electric light, steam heat; all improvements. Inquire Mrs. EDWARD NEWBURN, Park place, Long Beach, L. I., near Molitor's Hotel.

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Desirable Properties for Sale or Rent.
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All Year Suburban Homes
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C. E. BREWSTER, Bay Shore, L. I.

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Homes for rent. Woodmere, Lawrence.

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SEE THIS
Colonial home, situated in the finest section; wonderful shade; shrubs. Beautiful water view. Exceptionally large plot, with garage for two cars. House contains 10 large rooms and three baths. Every appointment. Asking $42,500. Open to offer.
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ROBERT E. FARLEY ORGANIZATION
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UNUSUAL BARGAIN
Colonial dwelling, 14 rooms, 3 baths; 2 acres; beautiful views, lovely shade; apple and peach trees; excellent neighborhood; near country clubs; 40 minutes from Grand Central; 10 minutes' walk to station and trolley; price $18,000.
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Elliott Ave. Lots for Residences
McLean Avenue Lots from $600 to $2,500. Terms.
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20 Acre Estate Old Colonial dwelling, 12 rooms, three baths; several outbuildings; beautifully located in hills of Westchester; price $40,000; might exchange.
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Specialists in WESTCHESTER HOMES.
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Closing Out Our Remaining Holdings
In Best Section of
NORTH WHITE PLAINS.
We Offer These Bargain Lots at Sacrifice Prices.
Lots 50x100, average $800 each.
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102-106 MORRIS STREET.
Corner Riverdale Avenue
Two 10 Family High Class Brick Apartments. Assessed for $50,000. Rent $6,600 each. Price under $40,000.
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CLARENCE G. MARTENS,
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10 Acre Gentleman's Property
WITH 10 ROOM RESIDENCE,
with heating and bath; commodious barns, apple orchard, beautiful lawn with shade trees, &c; fine setting, with view across the lake; one and a half miles from State road; at a very low price of $20,000; less than 74 miles from New York; ideal for camp, community centre, gentleman's country estate or country club.
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REAL ESTATE.
10 E. 43D ST. TEL. VANDERBILT 5084.

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IF YOU ARE LOOKING FOR A HOME
TAKE ADVANTAGE OF THIS BARGAIN.
A real Gentleman's home on a plot of 100x100, located in a beautiful part of the Palisades; 9 rooms and 2 baths; breakfast porch and sleeping porch. House has two extra verandas in front and side of house. Steam heat, parquet floors. It has fruit trees on the property.
Property is located two blocks from Railroad Station and block from trolley. Worth $20,000; will sell for $15,000.
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Modern 9 room house in excellent condition; bath, steam heat, electricity and gas. Corner property with garage. Beautiful shade trees. 35 minutes from Manhattan; 5 minutes to station. $8,500 to quick buyer. Write or phone Stuyvesant 27, R. S. DAY, 16th floor, 50 Union Square, New York City.

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HOUSES and lots on the Palisades. LEO J. MONTONDO, Palisade Junction, Palisade, N. J. Phone Cliffside 850.

House, 6 rooms, bath, sun porch; lot 72x100; $11,500. Terms. STANLEY WHEELER, 9 Clinton st., Newark, N. J. Tel Market 1730.

SHORT HILLS, N. J. Country Homes and Estates; Furnished
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10 ROOM RESIDENCE
AT SHARON,
with all improvements; 14 acre park; delightful glen and waterfall; 4 acres of woodland; barn used as garage; very fine view; unusually low price of $10,000.
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SOUND BEACH
50 Minutes from N. Y.
Shore front property, farms, bungalows, houses, improved and unimproved property. Easy terms. I am in alone, not connected with any other office.
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Telephone 216 Sound Beach.

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WEED & WEED.
Real Estate, Stamford. Phone 1518 Conn.

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COTTAGE, eight rooms, furnished; garage; will sublet cheap.
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Telephone 68. Spring Lake, N. J.

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NEW YORK OR CONNECTICUT
Wanted, for customer, small residence of 8 or 10 rooms, unimproved, less than 50 miles from New York city; small acreage; price about $10,000. Write
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C. O. MILLER ADVERTISING SERVICE,
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HARRY S. BEALE CO., INC.,
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BUYS BARGAINS IN REAL ESTATE.

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SMALL FARM
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SUBURBAN RESIDENCE
not over $8,000, in exchange for Bronx income property.
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CAMP SITE WANTED
in New York or Connecticut for a customer; lake frontage of 300 feet or more; price $10,000 to $15,000.
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new manufacturing Building in Brooklyn
52,000 SQ. FT.
4 stories and basement steel and concrete building, every modern requisite for present day efficient manufacturing. Immediate possession; long lease.
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NEW LISTING SOLICITED.
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5,000 to 100,000 square feet space; early occupancy; will build to suit.
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Bridge Plaza,
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FOR RENT
64-66 Nassau Street
Store—36x100
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In new building now in course of construction. Long lease. Possession on or about Oct. 1, 1920.
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Above 14th St. to 59th St. (Inclusive). East River to North River.

51-53 W. 45TH ST.
FLOORS FOR RENT
SIZE 18x60.
LARGE SHOW WINDOWS
Suitable for Showrooms and Salesrooms.
Light Manufacturing Permitted.
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Modern lofts (about 25,000 sq. ft.); light on three sides. 100% sprinklered. Low insurance. In 50s, west side. For particulars
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269 WEST 42D ST.
IMMEDIATE POSSESSION.
Long Term Lease.
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263 Sixth Avenue
Store, Basement and 1st Loft,
ABOUT 7,300 SQ. FT. TO FLOOR; SEPARATE DELIVERY ENTRANCE ON 17TH ST.
Elevator, Steam Heat.
WILL LEASE SEPARATELY OR TOGETHER. POSSESSION ABOUT SEPTEMBER.
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OFFICES TO RENT
Good Light and Air.
$3.50 to $4.50 per sq. ft.
APPLY ON PREMISES.
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OFFICES
Light suite of offices, corner building, 5th av. and 42d st. district.
Let Us Know Your Requirements.
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TO LEASE 21 YEARS
Five story corner, 7 stores, 8 apartments, in the 70's; present rents $12,000; act quick; will take $9,000 net.
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Homes for Business
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46TH ST.—153 WEST
7 large rooms, elevator, all improvements, $225 monthly. Janitor, or
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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,
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APARTMENTS—UNFURNISHED.

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APARTMENTS FOR SALE
237 West 74th St.
7 rooms, 2 baths.
8 rooms, 3 baths.
Representative on premises, 2 to 5 P. M., including Sunday.
SLAWSON & HOBBS
162 West 72d St.
Telephone 7240 Columbus.

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UNIVERSITY HEIGHTS
Open for Inspection
3-4-5-6 Room Apts.
LARGE, LIGHT & AIRY
with every conceivable improvement. Location restricted and countrified.
University & Andrews Ave.
Block front Cor. 183rd St.
3 minutes' walk from 183rd St. Station of the Jerome Ave. Subway and the Sixth and Ninth Ave L.
Moderate Rentals. Agent on Premises.

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F. R. WOOD & CO.,
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HOWARD GOLDSMITH,
63 PARK ROW.
J. C. HOUGH,
200 BROADWAY.
JULIUS TISCHMAN & SONS, INC.,
18 East 41st st. Vanderbilt 1977.
W. J. ROOME & CO.,
177 Madison av.

From Battery to 14th St., Inclusive.

DWELLING—4 story, 10 large rooms, bath; $12,500; cash $4,500; near Christopher st. subway station. DUROSS, 156 Broadway.

SIX story corner loft building, near Broadway, 16.9x100; rents $9,750; no leases; price $60,000. SHARUM, 170 Broadway.

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

OFFICE building, 7 stories, near 5th av.; rents $15,780 February, 1921; rents $22,000; price $110,000. SHARUM, 170 Broadway.

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

AMSTERDAM AV.—Corner apartment, $75,000, rent $9,000; another in '80s, $100,000, rent $13,500. DOHRENWEND, 147 W. 85th.

BARGAIN!
Four story private dwelling, near 72d st., adjoining the corner of West End av., 30 ft. wide; each floor has two large rooms in front of house; exceptionally well built; immediate possession; price $45,000. SLAWSON & HOBBS, 162 West 72d st.

DWELLING—12 rooms, 2 baths; $25,500; 80s, near Riverside. DUROSS, 156 B'way.

S. L. PAKAS, 21 Park row, west side dwellings for sale.

72D ST., near Broadway.—Lease, good will and furniture. Write A. G. C., 253 West 72d st.

97TH ST., 41 West.—4½ story dwelling; bargain; possession. SHARUM, 170 Broadway

113TH ST., 81 West.—3½ story dwelling; cheap; possession. SHARUM, 170 B'way.

117TH, 361 West.—3½ story dwelling; possession; low price. SHARUM, 170 Broadway.

Washington Heights, Above 125th St., West of 8th Av.

DWELLING—Possession, 10 rooms, bath; price $14,000; cash $5,000; best bargain on Washington Heights. DUROSS CO., 156 Broadway.

Borough of Manhattan—Miscellaneous.

DWELLINGS OF QUALITY.
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EXCEPTIONAL BARGAINS.
164 East 80th st., 30x100; price $38,000.
140 West 119th st., 20x100; price $22,000.
58 East 120th st., 27x100; price $30,000.
JOSEPH G. ABRAMSON,
30 Church st.
Tel. Cortlandt 6245.

EXCEPTIONALLY fine well built five story walkup; 80 ft. front; rents $22,000; first mortgage $95,000, 10 years; price $130,000; terms if desired.
SLAWSON & HOBBS, 162 West 72d st.

PROPERTIES FOR SALE
and to lease for all requirements.
BUSINESS AND RESIDENTIAL.
ELECTUS T. BACKUS,
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FOUR story brick, corner Kent av. and Penn st.; fully occupied; no leases; will sell at assessed valuation; free and clear; quick possession. W. HENRY, route 6, Trenton, N. J.

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.

ELMHURST,
best section, near subway; house, 9 large rooms, 2 kitchens, 2 baths; parquet floors, gas, electricity, heat, garage, telephone; front and side porch, glassed and screened; shady trees; plot 50x100; price $16,000. 78 Judge st.; telephone Newtown 2775-W.

IMMEDIATE possession, 2 story brick and basement, 6 rooms and bath; garage, terrace, lawn front; every known improvement and convenience; 2 blocks from "L" and subway station; 12 minutes to 42d st.; price $12,000; easy terms. Address ROBERT L. PURNELL, 312 East 42d st., New York.

JAMAICA—MUST SELL 2 LOTS, THREE BLOCKS FROM STATION, ONE BLOCK TO TROLLEY; PRICE $350, $50 CASH, $5 MONTHLY. OWNER, 243 WEST 34TH ST.

NEW FOUR ROOM APARTMENT for sale on the tenant ownership plan; $1,500 down; Christian community; tennis, golf and gardens. Phone PARRY, Newtown 2361.

REAL ESTATE—OUT OF CITY.

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A PERFECT LITTLE COLONIAL HOME IN FLUSHING; eight rooms and tiled bath, extra servant's toilet and basin; large open fireplace in living room; parquet floors; large living porch; beautiful section; price, $12,500, $3,500 cash.
JOHN W. PARIS & SON, Inc.,
141 West 36th st. Telephone Greeley6604.

CAMP site or tent city for rent; nominal charge; on Flushing Creek; about forty acres; all or part; cleared and wooded. DANIEL GERARD, 1270 Broadway, New York.

HOMES, $6,500 upward; easy terms. HYDE & BAXTER, Port Washington, L. I.

LITTLE home in country; three room bungalow, with 2½ acres fine land; near neighbors; good school; fine, healthy section; price, $2,300, on terms. THOMAS MORRIS, owner, room 809, 1270 Broadway, New York.

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHABEHORN, opposite station. Telephone Springfield 1917.

Westchester—Sale or Rent.

CHESTER HILL, Mount Vernon, exceedingly attractive home, with lot 175x175, three baths; very choice section; large garage; price $40,000. L. T. CARROLL, broker, 6 North 2d av., Mount Vernon. Tel. Mount Vernon 274.

HOMES of the better class in choice sections, $15,000, $20,000, $30,000, $40,000 to $75,000; Westchester county real estate a specialty. L. T. CARROLL, broker, 6 North 2d av., Mount Vernon. Tel. Mount Vernon 274.

MANY good values in Westchester county real estate. L. T. CARROLL, broker, 6 North 2d av., Mount Vernon. Tel. Mount Vernon 274.

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$20,000, and worth at least $25,000, exceptionally attractive home on Chester Hill, Mount Vernon; two baths; lot 50x100; room for driveway and garage; fine condition; very good buy; shown by appointment. L. T. CARROLL, broker, 6 North 2d av., Mount Vernon. Tel. Mount Vernon 274.

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FARM for sale, Adirondacks, 365 acres, dwelling house, 14 rooms; mountain stream in kitchen; barn, outhouse, garage; $2,600. Miss GREEN, 505 West 123th st.

RESIDENCE, 8 rooms; Congers, N. Y.; commuting distance, 8 minutes station; 20 trains N. Y. daily; lakes, mountains; immediate possession. C., 1645 Sun-Herald, Brooklyn.

WORTHY FARMS EVERYWHERE.
BATSON FARM AGENCY, 489 5th av., N. Y.

Connecticut—Sale or Rent.

E. BENJ. LOCKWOOD, SOUND BEACH and vicinity property. Sound Beach, Conn.

G. HARRY ABBOTT,
Shore front property, Stamford, Conn.

ONE of the busiest corners in Stamford, Conn., STORE for rent, suitable any business; will remodel to suit tenant; rent reasonable; unusual opportunity to locate in brisk, growing city. VICK REALTY CO., 205 Atlantic st., Stamford, Conn.

New Jersey—Sale or Rent.

BAYONNE—Four lots on avenue; sell together, separate. 22 West 90th st.

COMMUTER'S cultivated 8 acres; brook, pond; 9 rooms, bath, steam heat; modern outbuildings; abundant fruit; express depot, 20 minutes. FRANK STEVENS, Ridgewood, N. J.

DWELLINGS at Mountain Lakes and Boonton. EDWARD J. CAHILL, Boonton, N. J.

RAMSEY, attractive rubble stone cottage, 7 rooms, bath, steam heat; garage to match; close to station; $6,500, $2,000 cash; photographs. HOVER, 212 Broadway, N. Y.

HOME, 14 rooms, near ocean; $20,000; price includes furniture, piano, Mercer limousine. WILSEY, 127 Garfield av., Avon, N. J.

WILL sacrifice new year round cottage, type of suburban country home with garage; only $3,000 needed to secure title, balance on easy terms, almost like rent, buys it; ready for occupancy; has eight studio rooms, tiled bath; splendid studio, 25 ft. x 35 ft.; parquet floors, running water, electric light; every convenience; beautifully situated on plot 100x190 feet; fine garden, shrubs and flowers in profusion go with the place; close to pretty lake, stocked with fish; select, congenial neighbors; good markets, school and churches nearby. This is a chance of a lifetime to obtain a home at fraction of real worth; could not be duplicated at less than $15,500. Ideal commuting to New York city. Address ARTIST, Post Office box 748, City Hall Station, New York city.

500 acre well balanced farm with five houses and farm buildings, near Boonton, at $85 per acre. EDWARD J. CAHILL, Boonton, N. J.

Miscellaneous—Sale or Rent.

WE have a lot, 268x150 in the heart of the business district of Akron, Ohio; this is a suitable location for any business; will build to suit reliable tenant. Write for information to SWIRSKY & MILLER, Akron, Ohio.

FARM PROPERTY.

FOR Sale—Fancy stock farm, a going concern; ideal situation; investigation solicited; no trades. PROSPECT FARM, Beckett, Mass.

FARMS for sale; catalogue free. E. A. STROUT FARM AGENCY, 150 Nassau st.

REAL ESTATE WANTED.

A two family house on plot 100x100, within 5 cent zone of Manhattan; send full particulars, letter only; pay cash. CARLTON, 80 Nagle av.

APARTMENT house, 12 stories, on or near Park av. Send particulars. D. KEMPNER & SON, 522 5th av. 2637 M. H.

OFFICES, 244 West 42d st.; 400-3,000 sq. feet. See HAWLEY.

PRIVATE house wanted to buy, between 70th and 80th sts. Send particulars. D. KEMPNER & SON, 522 5th av. M. H. 2637.

WANT a house, about $10,000 or less, in Yonkers? I will buy now for possession this fall; can pay all cash or cash over mortgage. T. BOLAN, 5 Cryafe Court, Rockaway Park.

WAREHOUSE wanted, on West Side, Battery to 185th st.; 35,000 to 125,000 feet; will lease or purchase; will consider building which can be altered. Address L. S., 499 Sun-Herald, Herald square.

WE have several investments to exchange for residences at West End, Elberon and Deal, N. J. REEVES & ELLIMAN, 340 Madison av.

WILL buy small house in Westchester county, within 10 minutes' walk from railroad station; must be in good neighborhood. HUNT, 10 East 47th st. Phone 7339 Murray Hill.

WILL purchase for cash private houses, any location, at right prices.
WALTER M. SMITH, 17 West 42d st.

SUMMER RESIDENCES TO LET.

BEACH bungalow for rent until October 1; ideal location; easy commuting distance; bathing, fishing, boating; immediate occupancy; completely furnished. Call Vanderbilt 8872.

FOR RENT,
furnished, until October 1, at Rye, gentleman's place, 2 acres, 6 master bedrooms, 5 baths, sleeping porches, garage for two cars, with chauffeur's quarters; fruit and vegetable garden; convenient to station, club and shore; $1,500. Room 2201, 60 Wall st. Telephone Hanover 7240.

FURNISHED six room bungalow, all improvements; near beach; bargain. Far Rockaway 1581.

GREENWICH, CONN.—Furnished house, 5 bedrooms, 2 baths; private beach. $300 per month. Telephone 441 Greenwich. GILMORE, 701 South Greenwich av.

FACTORIES FOR SALE OR RENT.

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

3,000 horse water power; 28 acres of land, with factory buildings, railroad sidings. EDWARD J. CAHILL, Boonton, N. J.

BUSINESS PLACES TO LET

From Battery to 14th St., Inclusive.

FOR Rent—Desirable office suite on lower Broadway. F., 599 Sun-Herald.

OFFICES AND STUDIOS.
ARGOS, 167 West 13th St.

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

LEXINGTON AV., 632 (54th).—Parlor floor, $1,500; basement floor, $1,200; immediate possession.

5TH AV. space, between 43d and 44th sts., approximately 800 sq. ft., with broad windows and two skylights; particularly well adapted for photographers, architects, draughtsmen, artists, &c. Inquire of your broker or E. B. MEYROWITZ, INC., 520 5th av. Phone Vanderbilt 3880.

Borough of Bronx.

BRONX business building to let, corner 180th st. and Ryer av.; stores and floors. Phone MILLER, 9673 Columbus.

BRONX garage to let; will erect 5 car garage at 180th st. and Ryer av. Phone MILLER, 9673 Columbus.

APARTMENTS—FURNISHED.

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

APARTMENTS OF QUALITY.
East, West Sides. Long, short leases.
APARTMENT RENTING CO.,
176 West 72d st. Phone Columbus 1277.

ALCOVE, PARLOR, BATH; ONE FLIGHT; CENTRALLY LOCATED. PHONE RIVERSIDE 1633.

APARTMENT, 4 rooms, furnished; player piano. Call Bryant 4620. MR. DROMEY.

HIGH class bachelor apartment, near beach, Far Rockaway. Tel. Far Rockaway 1581.

FIFTH AV. (bet. 49th and 50th sts.).—Furnished apartment; parlor bedroom and bath, elevator and maid service; to sublet until October 1. Rent reasonable. Apply Miss WEINER, phone Murray Hill 6383.

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

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

5TH AV.—A spacious apartment; four master bedrooms; Phone Murray Hill 4639. Mrs. EVANS.

85TH ST., 77 West.—6 rooms, handsomely furnished, May to October. LEWIS H. MAY, 18 West 27th St., apartment 2D.

93D ST., S. W. CORNER MADISON AV.
Newly decorated apartment, one room and bath, $50 up; two rooms, bath, $75 up; hotel service; extraordinary value; block from park; restaurant, HOTEL ARLINGTON.

APARTMENTS—FURNISHED.

Borough of Brooklyn.

THREE room suite, furnished; electric light and heat, hot and cold water; $55 month. 332 Parkville av. Mansfield 3864.

APARTMENTS—UNFURNISHED.

From Battery to 14th St., Inclusive.

241 West 13th—Four and five beautiful rooms, all improvements. Chelsea 6046.

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

MURRAY HILL Section.—Two room apartments. Plans can be seen at office of A. GREENBAUM, 110 West 40th st.

16TH, 140 West.—6-7 large rooms, steam, parquet floors, electric light, phone.

25TH, 160 East.—Two rooms and bath; hotel apartments; steam heat, hot water, electric light; $40. Apply Superintendent.

Above 59th St.—5th Av. to East River.

LEXINGTON AV., 63d st., 5 story, $5,000 net; also East 60th st., 2 rooms, bath, $130. Phone Plaza 2974.

YORKVILLE studio building, 85th st. and Lexington av., suitable for high class doctor; studio bedchamber, foyer, bath and kitchenette, $125. Apply GEORGE S. RUNK, Lenox 5135.

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

APARTMENTS FOR SALE,
236 WEST 70TH ST.,
3, 4, 5 and 6 room apartments; price $8,400 to $16,800.
PEASE & ELLIMAN,
340 Madison av., New York.
Telephone 6200 Murray Hill.

COR. 81ST AND WEST END—Two rooms, bath and kitchenette, artistically furnished; will sell furniture. Phone Columbus 2831 for appointment.

CENTRAL PARK WEST, 465.—Seven rooms, fifth floor; elevator house; immediate. Superintendent.

WEST END AV., 738 (96th).—Six outside rooms, all light and airy; electricity, telephone; express subway; $150.

68TH ST., 65 WEST—Two rooms, private bath, kitchenette. Watkins 473.

71ST ST., West.—Two rooms, bath, kitchenette; long lease. Telephone Murray Hill 266.

99TH, 216 West.—Six rooms, two baths, $1,700. SHARP & CO., 2489 Broadway.

Washington Heights, Above 125th St., West of 8th Av.

MANHATTAN ST., 111.—Two and three rooms, kitchenette and bath, $65 to $80; close to Broadway subway station; elevator, electric light, &c.; immediate occupancy. SLAWSON & HOBBS, 162 West 72d st.

600 RIVERSIDE DRIVE, overlooking Hudson, 7 rooms, bath, to sublet. Apply Mr. FORST, 601 West 137th st.

APARTMENTS WANTED.

Unfurnished.

WANTED—By three ladies and girl of 10, six or seven rooms with bath and porch, all modern improvements; upper part of two family house, with owner; city or country; distance not considered. G., 198 Sun-Herald, Herald square.

3 or 4 rooms; married couple; Fordham section if possible; moderate rent. JOEN GIMBEL. Phone Murray Hill 387.

FURNISHED ROOMS TO LET.

West Side.

BROADWAY corner (235 West 76th st.).—Large, attractive room, facing Broadway; gentlemen. Schuyler 3077. HARLAN.

EIGHTH AV., 952.
TWO FRONT CONNECTING ROOMS, VERY DESIRABLE; TELEPHONE, HOT AND COLD WATER AND ELEVATOR SERVICE; ALSO SINGLE ROOM.

FOR RENT BY THE MONTH.
Outside double room at one of leading hotels; rate $3.50 per day. Address F., 601 Sun-Herald.

LADY will rent room in apartment; nurse preferred. Phone Schuyler 9005.

NICELY furnished room near Drive, with privileges. Call Riverside 3983.

RIVERSIDE DRIVE, 547—Large, delightful room, overlooking Hudson, beautifully furnished; modern conveniences; elevator apartment; also smaller room. REEVES.

WEST END AV., 265—Attractively furnished large private room and bath; also a number of finely furnished small rooms without bath.

WEST END AV., 662 (92d).—Front room, private bath, electricity. Riverside 8754.

97TH, 24 West.—Attractive, cool rooms; homelike parlors; private family; moderate; telephone.

48TH ST., 102 West—Elegant double room; couple friends; kitchenette; quiet house.

50TH, 327 West—Large, airy rooms; all improvements. Phone 6893 Circle.

50TH ST., 38 West—Large front room; private bath; gentleman. Telephone Circle 179.

71ST, West—Two beautiful furnished rooms, single or en suite, for couple or gentlemen as paying guests; all conveniences, high class American home; references required; meals optional. Phone Col. 8194.

75TH, 154 West.—Handsomely furnished, large rooms, private bath; finely appointed house.

83D ST., 103 West.—Large, airy room, nicely furnished, $10. HIRSCH, River 7781.

95TH, 171 West.—Large, clean, comfortable, pleasant; running water, phone, electricity. BROWN.

109TH, 301 West.—Exceptional room, overlooking Riverside; light and cool; block from subway; business man preferred; references. Academy 4195.

124TH, 541 West (apartment 15).—Cool, attractive rooms; piano; conveniences; business people.

Borough of Brooklyn.

OWNER three story brownstone house, near Fulton "L," Grand av. station, Brooklyn, would arrange to rent in fall two large rooms with connecting private bathroom, to gentleman with reference; strictly private family. Address HOUSEHOLDER, Sun-Herald, 24 Court st., Brooklyn.

ST. MARK'S AV., 171.—Large front room; all conveniences. Phone Prospect 9742.

Long Island.

ATTRACTIVE, large, cool corner room, bath; private house; best residential street; 16 minutes from 34th st., three minutes from train and trolley; four minutes to restaurants and stores. Telephone 1438 Flushing.

ROCKAWAY BEACH.—Four newly furnished rooms, with kitchen, third floor; also three furnished rooms, second floor; to let for week end, weekly, monthly, or by the season; all conveniences. Apply 329 N. Beach 86th st.

TO LET—Large, light, airy rooms, running water; five minutes from station; one block from ocean. BRYAN, 119-11 Newport av., Rockaway Park.

New Jersey.

BERKSHIRE VALLEY HOTEL AND FARM, good table, own milk and eggs; beautiful maple shade; restful and quiet; four miles from Lake Hopatcong, N. J. GEO. KNIPPER, Prop., Wharton, N. J. Phone 110-J Dover.

47TH AV., 700 (North Asbury Park)—Splendidly furnished rooms, by week or month; rates reasonable. Phone 2527-R