# BUILDING IN GRAND CENTRAL ZONE SOLD

## East Fortieth St. Structure Is Likely to Change Hands Again Next Week.

Harris, Vought & Co. sold to a client of Electus T. Backus the twelve story modern office building at 15 and 17 East Fortieth street, 53.6x100. The building was originally erected for and occupied by the Anderson Art Galleries. More than 22,000 square feet of office space will be available on May 1.

The property was held at $900,000 and at present rents for $85,000, representing less than $2 a square foot.

The seller was 15-17 East Fortieth Street, Inc., W. H. Bixby, president. Completion of negotiations for the resale of the property will probably be announced next week.

**$2,000,000 Building for Fifth Ave.**

F. Begrish and C. L. Acker, builders, are to begin construction work shortly on a twelve story office and showroom building to replace the one time residence of Pierre Lorillard at 389 Fifth avenue, northeast corner of Thirty-sixth street, and the adjoining building at 7 East Thirty-sixth street, which properties they purchased recently from Frederick Brown.

Raymond F. Almirall, architect, has prepared plans for a building to cost about $2,000,000 and to be constructed of brick, stone, concrete and steel. The structure will be L shaped, fronting 39 feet on Fifth avenue and 169 feet on Thirty-sixth street, with a wing in the rear extending northerly 99 feet.

**Dwelling Demand Increases.**

Ennis & Sinnott resold 607 West 146th street, a three story dwelling, between Broadway and Riverside Drive, 20x100. W. J. Huston & Son were the brokers.

Marcus R. Peppard of Wood, Dolson Company, Inc., sold for the estate of Edward O'Reilly the four story dwelling at 31 West Ninety-sixth street, 18x101.11, to Mrs. Alice L. Carling. The house has been the home of the O'Reilly family for the last twenty-two years.

Eugene J. Busher Company, Inc., sold for the estate of Malte Kutzner 390 East 154th street, a three family house, 25x100, to Harry Cohen.

Edward Kegel sold the two family house at 21 Sherman street for A. Wasserman.

The four story dwelling, 20x102.2, at 163 West Seventy-second st. has been purchased by Peter W. Foy from Grace F. Townsend.

Delta Tau Delta, a Columbia secret fraternity, purchased from Louis Bloch the five story dwelling, 20x100, at 535 West 113th st. Sharp & Co. were the brokers.

David Cohen sold to Daniel McGrath the two and one-half story frame dwelling, 16.5x99.11, at 508 West 169th st.

John H. Pierce sold for John Muth 230 West 129th st., a three story dwelling, 18x100, to Adelay P. Scott.

Alcalde Realty Corporation bought from Bertha Kiernan 537 West 152d st., near Broadway, a three story dwelling, 16.8x99.11.

M. Nasanowitz & Son and Le Roy Bowers sold for a client the three story dwelling at 133 West 120th st., 20ft100, to I. Lowery; also, in conjunction with Jacob Geissler, to a buyer for occupancy the three story dwelling at 125 West 123d st., 15.6x100, for the Earl estate.

Peter W. Foy bought from Grace F. Townsend the four story dwelling at 163 West Seventy-second st., 20x102.2.

**Business Property Sold.**

The five story building, 49.8x87.10, at 64 and 66 North Moore street, has been sold by St. Mark's Church to Thomas Van Loan. The church recently sold 182 Franklin street. Daniel Birdsall & Co., Inc., were the brokers.

William F. Behrens bought from Frederick Brown 273 Greenwich street, adjoining the northeast corner of Murray street, a five story building, 32x56x irregular, through Samuel Echler.

**Market for Flats Brisk.**

J. S. Maxwell sold for the estate of John R. Agnew the five story tenement, 25x100, at 318 East 126th street.

The six story tenement, 40x103.3, at 323 and 325 East Twelfth street, near Second avenue, has been sold by Louis S. Bruenn to William Trayana and Antonio Giordano.

The United States Trust Company, as trustee, sold to Vincent Mielo 2135 Lexington avenue, near 129th street, a four story flat, 20x60.

Morris Lederman sold to Dora M. Wheaton the five story flat, 25x100, at the southwest corner of Seventh avenue and 136th street.

Fischer Realty Company sold for Tipaldi Bros. a four story flat with store, 20x100, at 1999 Third avenue; also sold for Luigi Cerullo a five story triple flat at 228 East 127th street to S. Dinga.

The two five story flats, 50x100, at 842 and 844 Eleventh avennue, near Fifty-seventh street, are to be taken over by the newly formed 842-844 Eleventh Avenue Corporation, having for directors N. Chiraldi, V. Florio and C. Ugenti. Title to the property is held by Katherine F. Reynard and others.

**Brooklyn to Have Huge Theatre.**

The assembling of the site required for the erection of a huge theatre and office building in Brooklyn was completed yesterday by the Gold-Fleet Corporation on behalf of the Keith theatrical interests. The structure, it is said, will be the biggest of its kind in the country. It will be in the nature of a memorial to B. F. Keith, founder of the Keith enterprises, and will be known as the Orpheum. The twenty-two parcels embodied in the site, bounded by De Kalb avenue, Fleet, Prince and Gold streets, cost about $750,000. The estimated cost of the proposed twelve story building is $3,350,000.

**Bolivian Buys Estate.**

Pease & Elliman sold the two acre estate of Dr. George Stuart Willis, in South street, Morristown, N. J., to a Mr. Bricker, from Bolivia. In addition to a big house there are outbuildings and a stable on the property. The purchaser has already leased the property. This deal and five other large sales closed in Morristown recently by Pease & Elliman total $1,000,000. The largest of the deals involved the Otto H. Kahn estate.

**MISCELLANEOUS LEASES.**

Henry Shapiro & Co. leased space on the second floor of the building at the southwest corner of Broadway and Eighty-ninth st. to Morris Zwern & Benjamin Silvershein; also space in the same building to Luis S. Roses, and an apartment in the same building to Clara Gross.

Albert B. Ashforth, Inc., leased apartments at 225 West End av. to Mr. Van Reghen; at 940 Park av. to Mrs. Evelyn Britt McConnell and Mrs. Alice Kay Stevens; at 30 West Fifty-ninth st. to the American Optical Company, and at 108 East Eighty-second st. to John V. Kilpatrick.

J. B. English leased to S. A. Pierce the four story dwelling at 236 West Fifty-second st.

L. Schleifer & Co. leased the 110th Street Garage, at 110th st and Lenox av., to the Easelien Realty Corporation for fifteen years at $500,000.

Cross & Brown Company leased the building at 106 East Fifty-seventh street to Elise Auvray Bescascou, a store at 1609 Broadway to Joseph Leibowitz, a store at 108 Fifth avenue to Edward G. Smith and space at 16 West Thirty-seventh street to E. Shaw and E. A. Millar. Also leased the store adjoining the entrance to the Palais de Danse in the Mecca Building, Broadway and Forty-eighth street, to Joseph Leibowitz. Other leases of space formerly occupied by Rector's have been made to Lerner Stores, Inc., Edward Friedman, Inc., and the Chelsea Exchange Bank.

## JUDGE GOFF SELLS PLOT.

**Many Other Transactions Closed in The Bronx.**

Harry Cahn purchased through B. H. Welsker from Judge John W. Goff the plot consisting of over nine lots, 221x105, on the northwest corner of 177th st. and Jerome av. Plans are now being prepared for the erection of a modern garage at a cost of $150,000. Bitterman & Hecht, attorneys, represented the purchaser.

Shaw & Co. sold for the Payne estate 155 Alexander av., a three story, two family dwelling, with store, 16.9x66, to Antonio Sordellini.

Meister Builders, Inc., sold the dwelling, 16x100, at 3709 Rombouts av. to James Carrol.

Edwin J. Birley of Hall & Bloodgood, Inc., sold for Mrs. Catharine Furcht the dwelling at 138 Alexander avenue.

J. Clarence Davies sold for Irving I. Taylor 1027 College avenue, a three family brick house, 22x92.

Henry Elias Brewing Company, represented by Louis W. Osterweis, has sold to Lucy Meritella the five story tenement, 37x84, at 2388 Arthur avenue and the adjoining parcel, at 2390 Arthur avenue, 25x87 feet.

The Eugene J. Busher Company sold for William J. Amend, trustee for the estate of Malte Kutzner, 290 East 154th street, a three family house, 25x100, to Harry Cohen.

The Eugene J. Busher Company, Inc., leased for the Haffen Realty Company plot 50x100 on the west side of Southern boulevard, 25 feet south of 145th street, to Edward J. Woods, Inc.

John F. Prendergrast sold dwellings at 335 Concord avenue for the Bronx Savings Bank to J. C. Green; at 428 East 135th street for Mary L. Wilson to A. McLaughlin; at 467 East 134th street for J. Murray to J. C. Green, and at 464 East 134th street for G. Bagley to H. Quinn.

J. Levine sold to John F. Prendergast the dwelling at 337 East 241st street, 25x100.

Frederick J. Steinbeck sold the three story dwelling at 1612 Taylor avenue; also for the Chabot estate the dwelling at 1717 Fillmore street, 50x95.

**BROOKLYN TRANSACTIONS.**

Harold E. Wittemann leased from the William Ulmer Brewery Company, John Weber, president, 875 to 885 Fulton st., 442 to 450 Vanderbilt av. and 2 to 10 Gates av., comprising the triangular block bounded by Fulton st., Gates and Vanderbilt avs.

Realty Associates sold to Margaret O'Dea a three story dwelling at 531 Pacific street, 19.1x90.

McInerney Klinck Realty Company, brokers, sold the three story business building, 21x100, on the east side of Fort Greene place, 150 feet south of Hanson place, for the estate of John C. Woolley.

J. Lacov sold a two story house with a garage, 40x100, at 1241 East Twenty-first st., Flatbush.

Henry Pierson & Co., Inc., sold 155 St. Mark's av., two story dwelling, for J. J. Grace.

L. Schierfer & Co. leased 272 to 276 Robinson st., a garage, to M. Richardson for $225,000.

**IN QUEENS AND RICHMOND.**

Lewis H. May Company and J. H. Mayers sold for Sol Schildkraut thirty lots and house at Edgemere, L. I. Among the buyers were Max Kempe, Lena Kissenstein, Frank Marino, A. Ponti, A. Wetzler, D. Korn, G. Pach, S. Schnurmacher and W. West.

G. E. Clay sold for Mrs. J. L. Fitzpatrick a plot in West av., northeast corner of Seventh st., Long Island City, to Frederick Russell.

Cornelius G. Kolff sold for Nathan S. Cantor a dwelling at 87 Tyson st., opposite the institution of Sailors' Snug Harbor, New Brighton, to Mary Donovan.

Shampan & Shampan, architects, have filed plans for a one story taxpayer building to be erected on the northwest corner Liberty av. and Birch st., Richmond Hill., L. I., for Ferdinand Richtberg as owner.

The last parcel belonging to the estate of Thomas H. Leggett at Flushing has just been sold by Ira L. Terry. It comprises a two story store and flat, 31x100, at 162 Amity st.

**SUBURBAN TRANSACTIONS.**

H. W. Sullivan sold for Emil Fickinger the latter's fourteen room house on the northwest corner of Park Hill av. and Van Cortlandt Park av., Park Hill, Yonkers. The property is one of the show places in Westchester, and covers a plot 133x100. The purchaser is B. Narcuse.

Burton Thompson & Co., Inc., sold for the Mutual Investment and Securities Company a house, 50x140, at Chestnut and Ninth avs., Roselle, N. J., to R. B. Emmert.

Lewis H. May Company sold for Arthur W. Ware a plot on Walnut st., Long Beach, L. I., to Charles A. Fernicola.

George Howe reports the sale for the Westcount Realty Company of a bungalow on High st., Mount Kisco, to William F. Martens.

Robert E. Farley Ogranization rented for Mrs. Jane P. Atwater her residence ot Wildey st., Tarrytown, N. Y., to Mrs. Erma B. Canada of Boston, Mass.; also for Mrs. Laura J. Peck her residence on Beechmont Drive, New Rochelle, N. Y., to Walter S. Kaufman.

John F. Scott sold for Miss Fannie M. Campbell her house on Everet av., Hewlett, L. I., to Hugh P. King.

**REAL ESTATE JOTTINGS.**

Daniel Birdsall & Co., Inc., were the brokers in the recent sale of the dwellings at 117 and 119 East Tenth st. to Norman E. Guthrie and St. Mark's Church respectively.

Battery Park Realty Corporation (William Praeger president), represented by Arnstein & Levy, attorneys, is the purchaser of the properties at 27 to 31 Prince st., 247 to 251 Elizabeth st., 260 Mott st. and 289 and 291 Mott st., sold recently by Tankoos-Smith & Co. for Marquis Charles Pierre De Bausset Roquefort of Paris, France, represented by Thomas D. Leonard.

Selmar Pfeiffer bought the four story building at 172 West Seventeenth st., sold by Dwight, Archibald & Perry, Inc., for Charles Springer.

Luigi and Claudio Capponi are the buyers of the two five story flats at 305 and 307 East Thirty-ninth st., sold recently by G. Tuoti & Co. for Joseph L. Buttenweiser.

Shaw & Co., have been appointed agents of 1494 University avenue, a five story apartment.

**IN THE AUCTION ROOM.**

[AT 14 VESEY STREET.]

By Joseph P. Day.

203d st, W, n s, 150 w 9th av, 50x99.11, vacant; Grace C Hague against Walter F Sheridan et al; Warren C French, atty; due, $3,167.43; taxes, &c, $892.68; to the plaintiff for $2,000.

By Arthur C. Sheridan.

Southern Boulevard, 1122, e s, 25 n 167th st, 25x100, 2 story dwelling; Emigrant Industrial Savings Bank against Sarah E Techt et al; R & E J O'Gorman, attys; due, $6,944.53; taxes, &c, $418.15; to the plaintiff for $4,500.


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Detached, 8 rooms, tiled bath, parquet, electric, steam, closed porch heated, gas, kitchen tiled. Many features not found in ordinary house; superior construction. Price $13,500; terms arranged. Particulars.
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REAL semi-bungalows, 7 rooms, convenient to depot, Merrick Road, bay; nice neighborhood; only two of them, to go for $11,000 each; bring the wash if possible; $4,000 mortgage. SMITH F. PEARSALL, 3 Railroad av., Freeport. Phone 918.

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

TEN rooms and bath, real country, chicken house, barn and garage, shade and fruit trees, splendid place for raising chickens, dogs or any small animals; must be seen to be appreciated; owner will sacrifice before August 15. Apply on premises, GEORGE L. LEER, corner Uniondale and Park ave., East Hempstead, L. I., between Hempstead and Freeport.

Westchester—Sale or Rent.

GENTLEMAN'S estate, Bedford Hills, N. Y.; N. Y. Central R. R., ½ mile station; 14 room house, improvements; 10 acres; exclusive location; open for inspection Thursday to August 1; $13,000; make offer. Ask for W. W. SNYDER'S estate.

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.

THREE lots, beautiful home site, near depot, Halsa Park, Mamaroneck; sell or exchange for small house. A., 1574 Sun-Herald, Bronx.

YONKERS—Starting to build seven room house, can now change plans to meet your requirements; near Van Cortlandt Park; shade trees; highly restricted property; all improvements; best school system in State. HALL, 185 Lee av., Yonkers (4737).

$18,000 will purchase a charming modern residence, with one-third of an acre, 7 rooms, 2 baths, garage; reasonable terms. BLAKEMAN QUINTARD MEYERS, 50 East 42d st. Tel. Murray Hill 2466, or Rye 525.

New York State—Sale or Rent.

FOR sale—$8,500, $5,000 cash, balance mortgage; immaculate eight room cottage, with all improvements; hot water heat, bath, electricity and gas, hardwood floors, fireplaces, sleeping porch, fine Hudson River view, surrounded with shrubbery and flowers; large plot 100 feet square; garage; 5 minutes to station. BLAUVELT & MORRELL, INC., Nyack, N. Y.

Connecticut—Sale or Rent.

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

LADD & NICHOLS.
Tel. 1717 Greenwich, Conn.

Massachusetts—Sale or Rent.

BERKSHIRE HILLS, bungalow; modern improvements; 135 acres; bargain to close estate. S. G. TENNEY, Williamstown, Mass.

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 on the train to New York city; splendid commuting service; with one-half acre shaded by fine old oaks; fully decorated, seven handsome rooms, tiled bath, massive open fireplace; high in the healthy hills; sacrifice for $2,500 to desirable party, allowing $7,500 in easy payment mortgages to remain on property; plot 100x190 feet; near country clubs, schools, churches and markets; in a refined, exclusive neighborhood; rights for bathing, boating and fishing, on privately owned lakes. RURAL, P. O. Box 1107, City Hall Station, New York city.

A SUPERIOR HOME.
Highest elevation. Attractive house, Dutch Colonial type, plot 150x200, 12 rooms, including 6 bedrooms, 2 baths, steam heat, every improvement. Two car garage. Available immediately. W. S. S., box 21, Ridgewood, N. J.

BARGAIN FOR QUICK SALE.
Finely situated on side of hill overlooking beautiful lakes; ten rooms, stucco and frame house, foyer hall, sun parlor, billiard room, six bedrooms, three bathrooms, walls covered with silk tapestry; two story garage and barn for three cars and four horses; 2½ acres of ground, fine fruit and shade trees and shrubbery; hot frames for early flowers and vegetables; garden planted; elevation 900 feet; near golf course; fine water; frequent trains on D., L. & W., 50 minutes from New York; everything in fine order and ready to move in; possession in thirty days; price $30,000; would take mortgage for 50 per cent. 127 Laurel Hill road, Mountain Lakes, N. J. FRANK L. BEDELL, 25 West Broadway, New York city. Telephone Barclay 7171.

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

SEMI-BUNGALOW, ten rooms, garage, exceptional value. Inquire 115 Morristown road, Elizabeth.

Pennsylvania—Sale or Rent.

FOR SALE—NEW BUNGALOWS, located in the heart of the Pocono Mountains—Water Gap resort region; seven under construction, three completed, ready for inspection; all improvements; send for photographs, floor plans, terms. Le BAR & L'HOMMEDIEU, Specialists in Resort Real Estate, 554 Main st., Stroudsburg, Pa.

Miscellaneous—Sale or Rent.

SUBURBAN development; 142 plots; terms easy; loans furnished. AYRES, 26 West 40th.

**FARM PROPERTY.**

FARMS every description, 1 acre to 336 acres; price $1,800 to $80,000; one-half to two hours out. Lackawanna R. R. THOMSON CONSTRUCTION CO., P. O. Building, Summit, N. J. Phone 1319.

**SUMMER RESIDENCES TO LET.**

ADIRONDACKS.—On lake, opposite Paul Smiths Hotel, furnished housekeeping cottage. Owner, A. BIANCHI, Paul Smiths, N. Y.

BUNGALOW, five rooms, bath, furnished, running water and gas, located Saltaire, Fire Island. Inquire JOHN AVRUTIS, 15th floor, 24 Broad st. Telephone Rector 1400.

BUNGALOW for sale, in Merrick Plaza, L. I.; big bargain. Inquire 667 West 161st st., New York city; janitor.

FULLY furnished, Westchester Co., old Colonial house; large lawn, garden, chickens; August 5 to Labor Day, $150. Phone Bronxville 292J.

GREAT NECK, near golf club and station, beautifully furnished home, with garage. Telephone 368 Great Neck; 7916 Murray Hill.

**SUBURBAN HOMES TO LET AND FOR SALE.**

ADIRONDACK camp for sale, completely furnished, the Kingsley property, Elizabethtown, N. Y., mile from golf course and village, three modern cottages with baths, sleeping porches, fireplaces, big living rooms, &c.; garages, icehouses, tennis courts and stable; mountain brook, swimming pool; 27 acres; always cool; fine views; price $32,500. To inspect see Frederick Longware, Elizabethtown, N. Y. Further particulars of John Crawford, 7 East 42d st., New York.

**REAL ESTATE WANTED.**

A.—Wanted, four story and basement dwelling, 20 to 25 ft. wide, between 42d and 59th sts., 8th and 9th ave. or 3d and Lexington ave., for quick cash buyer. JOHN P. KIRWAN, 158 West 42d st.

DWELLING wanted by doctor. West Side; quick action. Room 400, 51 East 42d (20).

HAVE client for West Side dwelling. Send full details to D. KEMPNER & SON, 522 5th av.

OWNERS, mail your list of one, two and three family houses to-day; many buyers waiting; give location, price, terms; attractive prices. B., 1168 Sun-Herald, Fulton st.

WANTED to buy small house, with modern improvements, in good condition, within 50 miles of New York city; immediate possession; give particulars, information and lowest cash price. F., 336 Sun-Herald, Herald square.

**FACTORIES FOR SALE OR RENT.**

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 85 Liberty st.

**FACTORIES WANTED.**

TO rent or to buy, 15,000 to 20,000 sq. ft.; must have good light. B., 1172 Sun-Herald, Fulton st.

**BUSINESS PLACES TO LET.**

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

STORE, BASEMENT AND LOFTS.
Several light lofts, 2,500 sq. feet each; also store and basement; electric elevator; fireproof building; in downtown section; rents reasonable. Apply to owner, IRVING BLANK, 727 7th av. Bryant 2278.

STORAGE OR MANUFACTURING, 2,500 to 100,000 square feet; Manhattan; reasonable; possession now or October; long lease; elevator, watchman. JOHN A. POWER, 229 West 42d st. 5970 Bryant.

57TH ST., 303 West.—Small store to let, $1,500 per year. Apply to THE LIGHTNING RIM CORPORATION, 3 West 61st st.

126 West 58th.—Parlor floor, suitable doctor, dentist, high class business.

Miscellaneous.

OFFICES, LOFTS, WAREHOUSES, SHOWROOMS, all sections. J. CLARENCE DAVIES, 51 East 42d st.: Vandbit 9744.

Borough of Brooklyn.

TO LET for term of years, two lofts, each about 3,000 square feet, fireproof building, 8 minutes in trolley to New York side Brooklyn Bridge; available May 1, 1921. Address G. C. B., box 946 New York city.

**BUSINESS PLACES WANTED.**

RELIABLE automobile firm desires to rent service station, between 55th and 70th sts., anywhere west. Write only, H. C. F., room 308