

REAL ESTATE AT AUCTION.

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CITY REAL ESTATE.

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FACTORIES FOR SALE OR RENT.

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For Your Home For Business

Lots Opposite Van Cortlandt Park or Hill View Reservoir... Lots on McLean Avenue... For Speculation... Lots on Adjacent Avenues and Streets... 741 LOTS in a wonderful location will be sold at ABSOLUTE Auction for whatever they will bring

October 9th & 11th

By order of the United States Trust Co., of N. Y. Trustee under the will of David H. King, Jr., Deceased

Location of property: (Between Van Cortlandt Park and Hill View Reservoir; on McLean Avenue and Van Cortlandt Park North; Van Cortlandt Park East; and other Avenues and Streets adjacent to East 242nd Street.)

To Reach the Property: Take 3d Avenue elevated to 198th Street Station. Change to Willis Webster Avenue trolley to McLean Avenue and walk a few blocks west to property.

Or take Lexington Ave. Subway or 6th or 9th Avenue elevated (Jerome Avenue Extension) to Woodlawn Station; take Jerome Ave. trolley to McLean Ave. and walk east to property.

80% can remain on mortgage. Titles Insured Free. Lawyers Title & Trust Co.

Send for booklets to J. CLARENCE DAVIES, 149th St. & 3d Ave. JOSEPH P. DAY, 67 Liberty Street APPLINGTON, PERRIN & HOYT, 59 Wall Street Attorneys Agents and Auctioneers

NEW YORK CITY WATERFRONT

Absolute Auction Sale Estate of Augustus Zerega, Dec'd. LOTUBA A. BARNARD, EXECUTOR. Area by Tax Maps About 114 Acres With Old Mansion and Outbuildings. Known As Old Ferry Point, Bronx Between Throggs Neck and Classon's Point Thursday, Sept. 30, 1920 at Noon, in Exchange Salesroom, 14 Vesey St. Title Guarantee & Trust Co. Policies Free. Murray, Ingersoll, Hope & Humphrey, Esqs., Attys., 16 William St., N. Y. C. Send for Booklet.

Joseph Day Auctioneer Telephone Cortlandt 744

ART SALES.

SALE COMMENCES TO-DAY (SATURDAY) at 2 P. M. in SILO'S Art Galleries 40 E. 45th St. S. W. Cor. Vanderbilt Ave. James P. Silo & Son, Auctioneers

OPENING SALE

Clearing Up of All Consignments Left over from last Season. Modern Living Room Furniture and Dining Room Sets, Draperies, Blankets, Porcelains, Bronzes, etc. ALSO Many Pieces of Antique Furniture Which Must Be Sold at This Early Date ON VIEW TO TIME OF SALE

SALES AT AUCTION.

U. S. PUBLIC AUCTION SALE—Salvage of the Public Auction, commencing 10:30 A. M. September 25, 1920, at the Ford Building, 500 Jackson Avenue, Long Island City, N. Y., an assortment of material and articles no longer needed by the Government, consisting of tents, coats, mattresses, pillows, blankets, comforters, towels, rubber boots, shoes, all kinds of wool, alpaca, helmets, wristlets and scarfs and numerous other articles. Particulars on application to Officer-in-Charge.

RESORTS.

Long Island.

Garden City Hotel

Garden City, Long Island. An attractive American plan hotel with all modern conveniences. Turkish and Russian Baths. Excellent 1-hole Golf Course free to Guests. Present electric trains from Penn. Station. J. J. LANNIN CO., Props.

RESORTS.

Long Island.

ORATAMIN INN

On the hills of Rockland County. A pleasant abode for an afternoon's run, a week-end or longer stay. Dr. O. Blauvelt, N. Y. West. From Railroad to West Nyack: taxi service. 1/2 mile from Lockman Street Ferry; through beautiful country. Road map on request.

RESORTS.

Atlantic City.

ROYAL PALACE

Hotel Cottages in the Beach. ATLANTIC CITY, N. J. CONVENIENT TO ALL AMUSEMENTS. Sea Baths, Diet Kitchen, Orchestra. Capacity 600. Open all the Year.

THE WILTSHIRE

Virginia Ave and Beach, Cap. 200. Private baths, running water, elevator, etc. Agent, SAMUEL ELLIS, Owner, N. J. COLLEGE, N. J.

HOTEL CONTINENTAL

Always open. Always ready. Terms moderate. Phone or write. M. Walsh Duncan.

FLORENCE IN THE PINES

Large detached, 3-story, 11 rooms, reduced rates. Electric, parquet, near Station. U. Brighton subway; asking \$14,000; make offer. Telephone Prospect 228 for appointment.

REAL ESTATE AT AUCTION.

ATTRENE COURT PARTITION SALE. 128 West 40th Street, 4 story and basement dwelling, lot 12x100, Wednesday, Oct. 8th. BRISLEY L. KENNEDY, Auctioneer, 140 Broadway, Tel. Cortlandt 1247.

JERRY JOHNSON JR. Co., Auctioneers, 103 Montross St., Brooklyn, N. Y.

JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744.

CITY REAL ESTATE.

Manhattan Beach Estates. Lots 9, 10 and 11, Block 15, east side Dover St.; building loan can be arranged. EDWARD MAAG, 46 West 23d.

NEW HOUSE RICHMOND HILL. DIRECT FROM BUILDERS. ONE LEFT. \$2,000 CASH. \$25 MONTHLY. Ready for occupancy. Open Sunday. ADELMA-SCHRAUTH CO., Bldrs., 11820 Liberty Av., cor. Lefferts Av., foot of Lefferts Av. Sta., Palton "L." Richmond Hill.

BEAUTIFUL RICHMOND HILL. 6-7-8 rooms, modern conveniences, tiled kitchen and bath; steam; attractive decoration; fine residential section; near "L." and Garden station; good plot; garage; open fireplace.

SACRIFICE SALE. One of the best corner stucco homes, containing seven exceptionally large rooms, tiled kitchen and bath; an unusually attractive and beautiful home; concrete garage for two cars; cost to build \$18,500; will sacrifice for \$14,000; easy terms. OWNER, 1074 118th St., Richmond Hill.

HESS Business Property. 140 Broadway, Tel. Cortlandt 1247.

Fred T. Ley & Co., Department of Co-operative Buildings, 19 W. 44th St. Phone Vanderbilt 2565.

David Stewart, City and Westchester Real Estate, 421 East 42d St. Phone 1150 Vanderbilt.

DOUGLAS L. ELLMAN & CO., 15 East 49th St.

HEART OF MURRAY HILL. 2nd floor house; less than hand value; to settle estate; consult us, at 90 EAST 42D ST.

CITY REAL ESTATE.

Above 14th St. to 20th St. (Inclusive). East River to North River.

MIND YOUR OWN BUSINESS IN YOUR OWN BUILDING

An Obvious Opportunity for Firms Whose Rents Have Been Increased

In the 42nd Street section there are four and five story buildings that may be obtained on long term leases and remodelled to suit your requirements—present and future.

The price per foot will figure far less than the present rental in office buildings in the vicinity. And you thus obtain a business home of distinction with manifest advantages.

We select a 5 story and basement house above 42nd St. near Fifth Ave. as an example. It figures approximately as follows:

Table with 2 columns: Item, Amount. Net Rent \$13,000, Taxes 2,200, Interest on Investment 1,750, Operating Expenses 2,500, Amortization of alteration cost 1,700, Total Yearly Rent 21,150.

Approximately \$2.60 a Sq. Ft. for 8,000 Square Feet.

If this is more space than required, a part could be subleased to still further reduce your rent. We invite consultation.

Pease & Elliman REAL ESTATE

At 43rd Street 340 MADISON AVENUE Murray Hill 6200

CITY REAL ESTATE.

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

The Rockfall

545 West 111th St. N. E. cor. Broadway 8 and 9 rooms, \$3,000 and \$3,800 Immediate possession.

302 West 86th St.

adjoining West End Ave. New Building 5 and 7 rooms, \$3,500 to \$4,000 Immediate possession

The Bellguard

S. E. cor. B'way 89th St. 7, 8 & 9 Rooms, 3 Bath. \$3,000 to \$3,800

112 Cathedral Pky

Overlooking St. John's College 12 Story Fireproof 5 & 7 Rooms Immediate possession. \$2,200 to \$3,000

204 W. 96th St.

Adjoining B'way Newly Renovated 2 & 3 Rooms, Immediate possession \$1,000 to \$1,200

Apply on premises or NASSOIT & LANNING Broadway and 89th Street. Tel. 8380 Riverside

CITY REAL ESTATE.

Borough of Manhattan—Miscellaneous.

An up to date corner building, exceptionally located. Price \$60,000. Easy Terms. An unusual bargain. HENRY TRENKMANN, 187 Lafayette St., Canal 6515.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

JUST COMPLETED

240th St. & Katonah Ave. 20 One Family, 7 Room Houses. Every modern improvement; construction stucco on interlocking hollow tile; room for garage and vegetable garden; immediate possession. Half block east of Van Cortlandt Park. AGT. ON PREMISES, OR PHONE 8030 FORDHAM.

DANIEL HOULIHAN, Owner.

2 FAMILY BRICK HOUSES

WITH GARAGE UP TO DATE. NOW READY FOR OCCUPANCY. MONTGOMERY AV. AND 107TH. Two blocks west of University av.

BUY FROM BUILDERS. Modern stucco six semi-detached dwellings, enclosed porch, 8 and 9 rooms and bath, all improvements, parquet floors, instantaneous water heating, extra toilet and laundry in cellar. Plots 25x100. Garage. Prices from \$9,500 to \$15,500. Ave. B and West 124 St. TAKE SEA BEACH SUBWAY TO KINGS HIGHWAY—East Ave. AGT. on premises, ABSORNE BUILDING CO., INC., 29 Broadway, New York City.

BROOKLYN HEIGHTS. THE HEIGHTS COMPANY, Inc. offers for sale several one family and duplex houses for immediate possession. Three of the houses are being modernized, making very attractive homes. The others will be sold or improved to suit purchaser and complete on reasonable terms. Brokers protected. For details and terms, call or write: Oliver E. Yale & Co., Agents. 143 Montross St., Brooklyn, Mass. 6574.

2 FAMILY STONE. West End Subway to Fort Hamilton Parkway. McDUGALL, 1025 44th St., Brooklyn.

IMMEDIATE POSSESSION. Large detached, 3 story, 11 rooms, reduced rates, electric, parquet, near Station. U. Brighton subway; asking \$14,000; make offer. Telephone Prospect 228 for appointment.

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Borough of Queens—Sale or Rent.

The Sun shines in every window

of the Semi-Detached New Garden Apartments JACKSON HEIGHTS

The illustration shows the unique block plan. The interior of the block is restricted to a park for the benefit of all. Each apartment faces in the street and garden. Every room is an outside room. Many of the apartments have built-in porches and all are up to date in every particular.

For Sale on Plan of Tenant Ownership To-day

4, 5 & 6 Room Garden Apartments Ready for occupancy this fall.

Social and business references required

The Queensboro Corporation

Manhattan Office 50 E. 43rd St., Cor. Madison Ave. Telephone Murray Hill 7057

Queens Heights Office Opposite 25th St. Subway Station Telephone Newtown 2361

Visit Jackson Heights To-day 32 MINUTES FROM 42D STREET

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Queens Line) to 25th St. Station.

Come Out Today!

Solve your rent problem by buying a home in Arleigh

The New Home Colony

Fifteen Minutes from Grand Central Subway Station, Five Cent Fare. 100 Acres Under Development. Adjoining the New 60 Acre Million Dollar Water Front Park.

100 Homes Now Building. Price \$11,000 to \$13,000.

Rickert-Brown Realty Co.

53 Vanderbilt Av., N. Y. C. Tel. Vanderbilt 0481.

A One Family House

Designed for Two Families Eight Rooms, Two Private Baths and a Two Car Garage

This house, which is ideally arranged for one family, was specially planned to meet the requirements of two small related families, having four bedrooms, two private baths, a lavatory in one bedroom, and a sun room or breakfast room, with large French windows, which can be used as a sleeping porch; also a two car, heated garage, 20x22 feet, with private driveway.

Exterior, tapestry brick and white stucco; a large open fireplace, hardwood double doors; white enamel trim; tiled bathrooms with hot plumbing; steam heat and electric fixtures. First floor finished with Central subway station and Times Square; five cent fare. Electric neighborhood, Price \$15,000, on easy terms, with payments, including interest, no more than rent.

Take Ditmars Avenue Queensboro subway train from Grand Central subway station to Ditmars Avenue Station, thence east three minutes' walk to Seventh Avenue, or take H. R. T. Broadway subway train to Queensboro Plaza station and change to Ditmars Avenue train. Full particulars on request. Brokers protected. Do not fail to send for floor plans of this unique house. RICKERT-BROWN REALTY CO., 52 Vanderbilt Av., Telephone Vanderbilt 9484.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

A Home in Westmoreland

On the hills of the North Shore, 100 feet above Long Island Sound, between Douglass Manor and Great Neck; 10 beautiful Colonial cottages, 6, 7 and 8 rooms, one and two tiled baths, with built in tubs; polished granite and electric fixtures; large plots, beautifully planted; plenty of room for flower and vegetable gardens, trees and hedges; charming parklike surroundings; two good country clubs close by. MOTION PICTURE TO-DAY, half hour from Queensboro Bridge, or TAKE TRAIN from Penn. Station to Little Neck Station, 25 minutes by express. Best week day trains, 10:20, 1:22, 2:41, 3:39, 4:31 and 5:00. Sunday, 12 minutes after each hour. RICKERT-BROWN REALTY CO., 52 Vanderbilt Av., Telephone Vanderbilt 9484.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

A CHANGE OF RESIDENCE

Forces me to Sell ATTRACTIVE Three Family House Bungalow Type Van Cortlandt Park

Second Floor Ready for Occupancy Remaining Floors now Rented for \$200.00 excellent location; 5 minutes from N. H. Main Station. Price \$25,500. Cash.

YOUR RENT FREE TEL. YONKERS 5060

AN IDEAL HOME

Located in highly restricted section of Mt. Vernon, 7 to 8 acres dwelling with garage, steam heat, electric light, hardwood floors, open fireplace, enclosed porch. Plot over 75 feet front, planted with numerous flowers and shrubs. Price \$15,500. Cash.

AT A BARGAIN PRICE Located on Chester Hill, Mt. Vernon, 10 rooms, 2 1/2 baths; electric light; plot 200x200 excellent location; 5 minutes from N. H. Main Station. Price \$25,500. Cash.

CLARENCE G. MARTENS, 1418 Broadway, Tel. Bryant 9191 & 4478.

REAL ESTATE—ALGIERS.

For Sale---Algiers. New freehold building, total annual rents 90,000 francs, free of taxes for five years, well situated in centre of the Algiers, is for sale for 1,200,000 francs, all expenses included. Cable offers before end of September to M a r n e t, Engineers, Algiers, Paplains.

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REAL ESTATE WANTED.

MANAGEMENT WANTED RESPONSIBLE Real Estate Firm desired to manage property, reasonable charges. We are on 7 acre plot, planted with numerous properties to care for, thus devoting personal interest and giving best satisfaction to the owner. Our references and financial responsibility are the best. REALTY OFFICE, 1418 Broadway, Tel. Bryant 9191 & 4478.

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NEW FACTORIES

8 Buildings, 75x218 ft., at Bound Brook, New Jersey. One building ready, one ready by October 15th and one by November 15th. All one story, concrete floors, brick and concrete walls, frame roofs, monitors entire length of buildings. On Main Street, three-fourths mile from station, trolley at door, also sewer, water, gas and electric power. Fifty-three minutes New York. C. R. R. of N. J., P. & R., Lehigh Valley, B. & O. Railroads. Siding on C. R. R. of N. J. Price \$50,000 each each, or might rent to responsible and well established concern. Property restricted, no chemical companies, no new listings with brokers.

PIERCE ESTATES, BOUND BROOK, NEW JERSEY.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

AVOID EXCESSIVE RENT.

SEVENHILL STUDIO HOME—Will sacrifice \$5,000 cash, net on easy terms, all most like rent, buy \$1: \$5,000 of balance remain on mortgage; has 8 rooms and tiled bath, solidly built, 25 ft. by 34 ft.; the northern light; steam heat, parquet floors, running water, electric light, every convenience; beautifully situated on lot 106x160 ft.; fine garden, shrubs and flowers in profusion; close to pretty lake situated with fish, select, congenial neighbors; good market school, and convenient by bus; this is a chance of a lifetime to obtain a home at fraction of real worth; could not be duplicated at less than \$15,000; ideal condition to New York City. Will guarantee no delay in moving. F. G. ELLIS, 119 Broadway, N. Y. C., 13th floor, Tel. 1479 Cortlandt.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

OFFICE SPACE

In the Financial, Insurance and Shipping Section 30,000 SQ. FT. Possession November 1, 1920

New fireproof building, Nos. 23-21 South William Street, running through to 27-43 Stone Street, for office purposes. Exceptional natural light, perfect ventilation is afforded by its position on two streets—elevators, light, heat and janitor service. Approximately 6,500 sq. ft. on each floor. Will show ready for occupancy November 1, 1920.

Terminal Warehouse Company 17 South William Street, Broad 2580, New York City.

IN ATLANTIC CITY

ATTRACTIVE "SHISLER-BUILT" HOMES Detached with Private Garages

Immediate Possession. BARTHAM AVE., NORTH OF VESTROB AVE., CHILDESSA. \$12,000 to \$16,000. Terms to Suit Purchaser.

These houses are in the heart of beautiful Chelsea, the most desirable residential section of Atlantic City. Modern in every detail, containing 8 rooms and 3 baths, pantry, hot-water heat, electric lights, laundry trays, basement shower and lockers, spacious porch and terraced lawn.

Sample House Open Daily and Sunday. Limited Number for Rent.

GEORGE W. SHISLER, Builder and Owner, 80 N. BARTHAM AVE., ATLANTIC CITY, Or York, N. J. Phone 2491-J-2031-3-5229-J.