Trinity Ready to Solve Space Shortage With Great Buildings in Greenwich Village

First Notable Result of New Management of Church's Realty—Unhampered by Mortgage Situation, Corporation Hopes to Attract Large Concerns to Lower West Side

When William H. Wheelock took over the management of the extensive real estate holdings of Trinity Church months ago THE SUN intimated that changes would follow in the physical and rental conditions of the corporation's holdings, realty in the famous old Greenwich Village district. These prognostications have come to pass and announcement is made that Trinity is ready to build modern structures of great area for tenants who would want such buildings in the lower West Side section, which has great strategical value because of its proximity to the big steamship landing places. Mr. Wheelock has been asked repeatedly to tell his plans for the future of Trinity's realty, but usually answered by saying he had not completed a study of the needs of the section or the property of the corporation. He has completed this study apparently, because Trinity is letting it be known through newspaper advertisements that it is prepared to consider the erection of modern fireproof buildings for tenants on long leases on Varick street near the subway station of the new Seventh avenue line at West Houston street.

Probably this is the first tangible result of the widening of Varick street, its connection with Seventh avenue and the completion of the north and south Interborough Rapid Transit subway, which will connect Wall and William streets with this new and inexpensive West Side district, destined for large development.

The opening of the subway and the widening of Varick street come at a time when the financial district is greatly overcrowded, and coincidently with the requisition of much office space by the Government. Business in many lines has increased beyond its normal rate; some concerns having profited by the war have found it necessary to enlarge their offices; new concerns are trying to establish branch agencies in the city, and no new buildings are being built. Office rentals have therefore risen vertically, and it is likely that as each lease now in effect expires the rate will be largely increased.

Many concerns are now occupying space on different floors, or even in several buildings, so that the office force is divided, supervision is lacking, the cost of operation is greatly increased and office efficiency correspondingly decreased.

It is fair to say that the average rent paid for the space occupied by clerks is at least $1.85 per square foot per annum. The Liberty Loans, the Red Cross, the income tax and the excess profits tax have taught American business men that although money may be easily made it is no longer proper or patriotic to waste it, and that the cost of operation must if possible, be decreased rather than allowed to increase. Therefore it is clear that relief must be sought and an outlet provided, so that office space at cheaper rents and in large amounts can be secured. It is equally apparent that this cannot be done in the already established business centres. Many have relocated in what is known as the Forty-second street district, meaning thereby either Forty-second street or Madison avenue or Fifth avenue adjacent to that street. Such changes, however, have not caused any reduction in the rent per square foot, since real estate in that neighborhood has during the last five years greatly appreciated in value. Many small concerns and a few larger ones have located there, and it is reported that on account of the satisfactory transit facilities managers, officials and clerks find the neighborhood a most satisfactory one in which to carry on business. Due, however, to the increase in the value of the land and the lack of new construction it is apparent that there will be no saving in rent in the relocation there of business hitherto conducted downtown.

The completion of the Seventh avenue subway has called attention to the large area of poorly improved property lying along Varick street, with Houston and King streets as its centre. Most of the property in this district, comprising perhaps three hundred lots, is in the ownership of Trinity Church Corporation. A large proportion of its property has only two and three story brick dwellings now standing upon it, although on Hudson street—one block to the west of Varick street—there are modern fireproof buildings occupied by commercial concerns.

It is fair to assume that the average lot in Trinity's ownership is worth in the neighborhood of $20,000, or $8 a square foot, and that as Trinity Church Corporation owns so much property and so many whole blocks in this district it can be improved by the owners or leased or sold for improvement by others, so that the light and character of the improvements can all be controlled. If there were only a few plots ready for improvement the objection could be raised that only a few business houses could locate there, and that they would be alone in a new field. This large area of cheap land, however, will provide locations for any number of occupants without causing a marked advance in the prices or rents to late comers. The way seems open, therefore, for a development in a large way and along broad lines.

The zoning law prescribes that east of Varick street certain of the streets shall be maintained for residences; on Varick street, itself, however, office buildings and commercial buildings can be erected, but only at a height of 150 feet, meaning thereby a maximum of twelve floors. When it is realized that Varick street is now 100 feet wide, and that the Trinity Church Corporation can control the improvement of so many lots, it is evident that new buildings built pursuant to the regulations of the zoning law will enjoy an extent of light unknown in the financial district, where a thirty story building on a narrow street darkens everything in its neighborhood and causes thousands of clerks to work and live in offices where the light and air seriously injure their health and detract from their efficiency.

Since the average value of this land is only $8 per square foot, it follows that the rental to be charged for office buildings or commercial buildings built thereon will be little more than half the rent now paid in the older and more established business districts, where the price of land is from five to ten times greater than on Varick street.

When it is realized that this Houston street station on the new line can have direct stairway connection with buildings on the four blocks adjoining it, and that it will take only seven minutes to reach it from, let us say, Wall and William streets, it is evident that the opportunity now presents itself not only for a relocation of whole business staffs and managers but also a possible separation of the clerks from their managing offices if it should be necessary that the managing offices be close to Wall Street.

For some years a large force of clerks employed by a prominent downtown life insurance company was located in a building some blocks away from the offices of the president and managers, where better light was secured and much less rent paid than if they had been side by side with the managing staff. This same experiment has also been tried by one of the most important surety companies, whose main offices are on lower Broadway. Were its clerks housed in the same building with its main office the rent a square foot would probably be doubled. The experiment is pronounced a great success by the officials of this company. Doubtless there are many instances of this kind, and it is certain that they will multiply, due to the absolute necessity forced upon American business men of seeking by every means to cut down the cost of operation. The telephone and the subway now make it possible to separate managers and clerks if there is a saving in expense, health and efficiency by so doing.

An inspection of this neighborhood at the moment produces a most discouraging effect, for although the street has been widened the repairing of it is only now about to take place. Buildings have been demolished for this widening and others have been cut in two. Seventh avenue, while physically cut through and connecting with Varick street, has also not been paved, there are no sidewalks in place, many of the buildings on Trinity Church Corporation's property are of great age and help to produce the impression that the neighborhood needs rebuilding.

However, the profits made in real estate have always been largest to those who first saw the vision, and, standing at the corner of Houston and Varick streets, where the new station entrances are already constructed, it does not require much imagination to realize that with the Seventh avenue trolley cars running on Varick street the Eighth avenue trolley on Hudson street, a station of the elevated railroad at Houston street two blocks west, a crosstown trolley line on Houston street and, most important, the new subway under one's feet, the development of this great section is imminent, that the demand for it has never been so great as it is now, and that the low price of the land, largely in one ownership, so close to the financial district and connected with all of the railroad stations by the new subway is logical and that it must take place.

This new subway, it must be realized, passes through the financial section with stations at William and John streets and William and Wall streets and so under the river to Brooklyn. Going north it runs from Varick street into Seventh avenue, where it crosses the Hudson Tunnels at Christopher street, connects with the Pennsylvania Station at Thirty-second street and joins the old subway at Forty-second street, from which point it runs north, using the present tracks up Broadwy, and so up Washington Heights to Van Cortlandt Park or eastward into The Bronx. A passenger wishing to go to the Grand Central Terminal or up Lexington avenue will transfer without additional charge at Forty-second street, where a shuttle service will take him to the Grand Central or permit him to use the new East Side Lexington avenue subway without paying an additional fare. It is therefore apparent that people living in Brooklyn, Long Island, The Bronx and in New Jersey wishing to reach this new section can do so with more speed and convenience than are now possible in their daily trip to the financial district.

Trinity apparently realizes the overcrowding of the financial district—the great increase of rents in office buildings there—and now calls the attention of the public to this great area of cheaper land awaiting improvement and now made available for use. While other owners are prevented from improving their property by the condition of the mortgage market it is clear from the advertisements in the newspapers that Trinity Church Corporation is not hampered in this direction.

MOVIE MAN BUYS BIG ESTATE.

Adolph Zucker, prominent in the moving picture industry, has purchased a large country place and gentleman's farm near New City, Rockland county, N. Y. The property, which was sold by the Eliay Realty Company completely furnished, comprises a 400-acre tract with a large stone house, garage, farm, and the other outbuildings, all equipped. The estate was valued at $150,000.

COUNTRY PLACE FOR FLATS.

Frederick Brown has sold to James D. Cockcroft 278 and 282 Brook avenue, two five story apartment houses with stores on plot 75x104, adjoining the northeast corner of 138th street. The buildings are fully tenanted, accommodating twenty-six families. They were held at $85,000. In exchange Mr. Brown took the Cockcroft place at Northport, L. I., valued at $75,000 and consisting of a tract of forty-four acres, with a modern three story residence of twelve rooms and three baths.

TENANT GARAGE BUYER.

Bernard Greenthal has sold to the McKinley Square Garage, tenant, the one story garage on plot 148x103.7 at the southwest corner of Boston road and Jefferson place.

LAWRENCE COTTAGE LEASES.

John F. Scott has rented for Mrs. F. F. Tilden Brown her large water front property known as Windward on Banister lane, Lawrence, L. I., to Malcom D. Whitman; also for Mrs. Louis Taylor her house on Georges Boulevard, Woodmere, L. I., to Mrs. J. Deeks Koehl; and for Lilian D. Sealy and Marion D. Combs two cottages at Lawrence Beach, L. I., to Albert B. Schultz and Dr. Aquin E. Kelly.

WAR HALTS L. I. BUILDING.

Construction Last Year Shows Big Decrease.

Long Island is another section which has been affected greatly by war time restrictions on building undertakings. One of the most rapidly developing districts in this part of the country, only about half as many buildings erected on the island the previous year were completed last year, although the commutation figures show a substantial increase.

Building statistics compiled by the passenger traffic department of the Long Island Railroad show that 4,892 buildings were completed during 1917. During the previous year 8,890 dwellings, stores, factories and miscellaneous structures were erected. The statistics show that Long Island has lost none of its popularity as a home section, as 3,863 of the 4,892 new buildings are dwellings.

The development of Long Island along these lines has been steady for the last thirteen years. In 1906 there were 88,795 commutation tickets sold to the western terminals—in 1917 there were 273,891 sold, an increase of 185,096, or 209 per cent. in eleven years. In 1918 there were 254,803 commutation tickets sold—in 1917 273,891. The record of buildings erected does not include the barracks and other buildings erected at the camps at Yaphank and Garden City.

Year.	Dwellings.	Stores.	Factories.	Miscellaneous.	Total.
1905	3,934	201	96	47	4,277
1906	4,856	232	21	172	5,311
1907	5,107	515	38	300	5,960
1908	4,748	368	18	238	5,372
1909	6,524	594	40	411	7,569
1910	7,068	803	42	604	8,517
1911	7,429	820	44	763	9,046
1912	7,793	753	40	792	9,378
1913	6,823	588	42	682	7,586
1914	5,812	632	22	463	6,926
1915	7,276	1,007	31	581	8,895
1916	7,196	888	38	768	8,890
1917	3,866	585	30	410	4,892

COMMERCIAL SPACE LEASED.

Cushman & Wakefield have leased offices at 21 East Fortieth street to E. J. Allen; also at 15-17 East Fortieth street to Jared Flagg.

The Charles F. Noyes Company has leased space at 100 William street to Schaefer & Shevlin.

Charles G. Keller has rented space on the ninth floor at 118-122 West Twenty-second street to the Quality Dress Company; also for Homer Foote, Jr., agent, space at 324 to 342 Fourth avenue to Jacob Berlin.

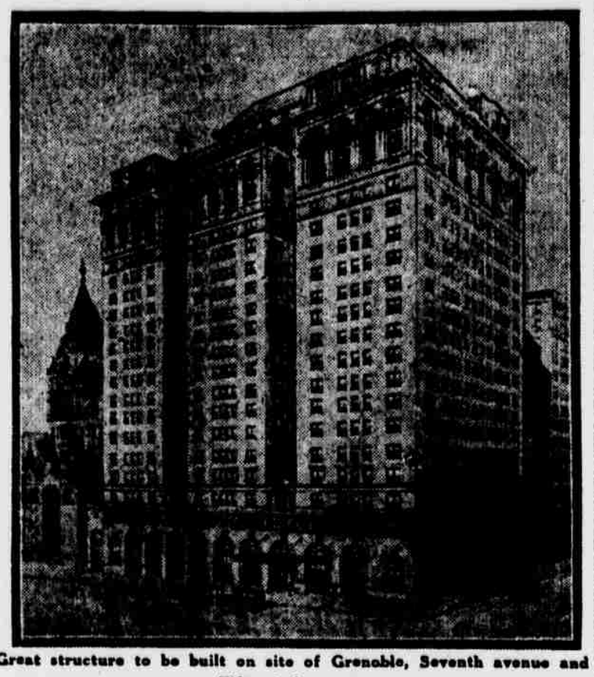
Henry Hof has leased the second floor at the northwest corner of Thirty-seventh street and Third avenue to Chalnam & Co.; also loft at 154 East Thirty-ninth street to E. H. Buhler & Son.

SALES IN THE ORANGES.

Louis Schlesinger has sold for Charles W. Johnson the frame residence at 12 Amos street, West Orange, to Capt. Julius C. H. Hansen of the Quartermaster's Department, stationed at Hoboken.

The same broker has sold for Frank H. Genung the one family residence at 8 Hawthorne place, East Orange, N. J., to Mrs. Emma A. Cobb.

Marne Hotel to Be Erected by J. J. Lannin



Great structure to be built on site of Grenoble, Seventh avenue and Fifty-sixth street.

TORRENS UP TO WHITMAN.

Workable System Only Needs His Signature to Become Law.

Gov. Whitman's signature is all that is necessary to make a law of the Youker-Burlingame bill, which provides a more workable Torrens system of title registration in this State. The Senate voted for the amendments to the law Friday, and the long fight has been won. As it now stands the bill represents the views of the five Registers of the city and the Torrens Title League, in which ex-Register Hopper and J. Clarence Davies are the leading figures. Last week the Assembly voted unanimously for the measure.

For the last two years agitation has been going on for the passage of legislation which would give property interests here a more modern and less costly system of title examination. Under the new procedure the public may have titles examined more quickly and registered by the Supreme Court at less expense than a title company examination, and after the original registration the cost of any subsequent transaction will be merely nominal. This will do away with the present expensive method of title examinations, continuations and reexaminations.

The five Registers of Greater New York formed themselves into a committee, with Register Edward Polak of Bronx county as chairman, Register Richardson Webster of Kings county as secretary, Register James A. Donegan of New York county, Alexander Dujat, Queens County Clerk, and C. Livingston Bostwick, Richmond County Clerk, for the purpose of helping to get the measure enacted into law.

CITY HOME RENTALS.

The Houghton Company has leased for George H. Harris the four-story and basement dwelling at 66 West Sixty-ninth street to E. V. Parr.

Shaw & Co. have leased for the William Marshall Estate the three story and basement dwelling at 394 St. Nicholas avenue to John Timmer.

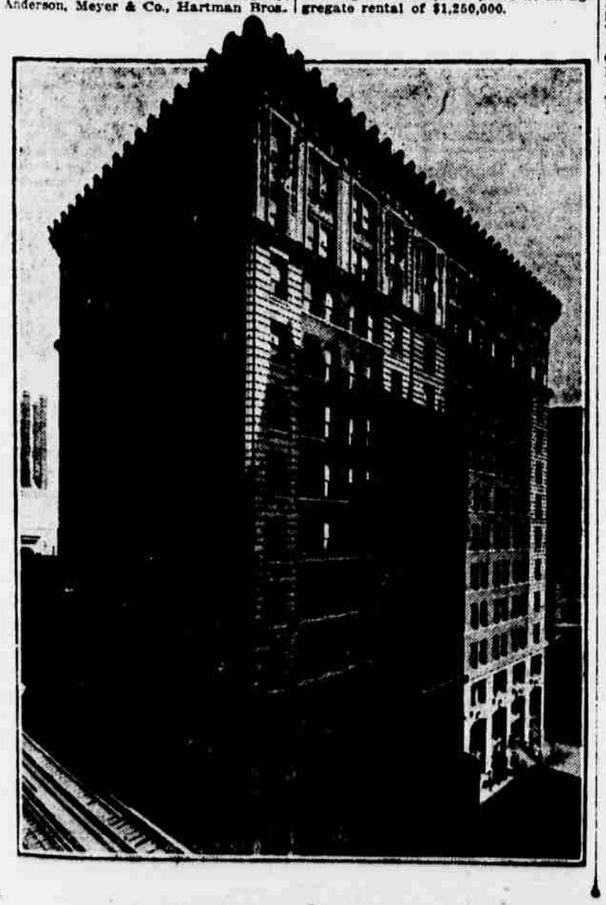
Slawson & Hobbs have rented the four and one-half story American basement dwelling at 173 West Seventy-ninth street for Ann Stephenson to W. A. Bechtel, the four story high stoop dwelling at 218 West Eighty-ninth street for Marie L. Digener to Elizabeth Muench, and the five story American basement dwelling at 162 West Eighty-sixth street for Olivia P. Hoe to C. Anderson.

Big Business Centring in Lower Wall Street

The leasing of the Taber Building, at the corner of Wall and Pearl streets, last week by the Pacific Development Company is additional evidence of the business value of centralization, and that particular part of the town for concerns doing large overseas business. The building, which is twelve stories, is to be the home not only of the Pacific Development Company, but its subsidiaries, the Pacific Commercial Company, Anderson, Meyer & Co., Hartman Bros., International Vegetable Oil Company and the American Machine Company.

It is a block west of Wall street from the Ward Line Building, which was taken on lease only a few weeks ago by Amsinck & Co., South American commercial agents, through the Charles F. Noyes Company, which closed the Taber Building lease.

The Taber Building covers a plot of 4,125 square feet and contains 42,225 square feet of renting space. The Pacific Development Company takes the building for twenty-one years at an aggregate rental of $1,250,000.



UNFURNISHED APARTMENTS TO LET.

Kew Gardens Apartments

At High Point of Long Island
16 Minutes from Penn. Station

The most beautiful apartment house yet erected outside of Manhattan.

A four story mansion set in the spacious grounds of a gentleman's country estate.

Each apartment in a separate wing, planned to afford every advantage of a country home with apartment service.

All outside rooms. Interior fire stairs, no outside fire escapes. Elevator; all night hall service.

All tile baths with tiled-in fixtures; white, sanitary kitchens. Recessed radiators.

Four to seven rooms, one to three baths, pantries, etc.

Floor Plans on Application.

Edgeworth Smith
Renting Agent
One West 34th St., N.Y.C.
Phone Greeley 5250
Office at Kew Gardens
Phone Richmond Hill 1713

WEST BRONX

4, 5 and 7 rooms and bath, with all up-to-date improvements; renting agent on premises. Corner West 169th street and Shakespeare avenue. Take Jerome Avenue Subway and follow trolley going west, or 167th street crosstown trolley.

UNFURNISHED APARTMENTS TO LET.

270 PARK AVE.
HOUSEKEEPING APARTMENTS
47th to 48th Streets — Park to Madison Avenues
Ritz-Carlton — Restaurant

Garden seen thro' Archway

THE landscape architects have now completed the Italian Garden, which forms the centre of this group of apartments. Its vast size and beauty is without comparison in New York and well worth seeing.

Rooms—*Spacious, well proportioned, high ceilings, large closets, open fireplaces, private laundries.*
Garden—*Larger than city block, with double driveways; sunny; quiet.*
Restaurant—*In the Park Avenue Side, under management of Ritz-Carlton Hotel.*
Location—*In the heart of the city's hotel, club and social activities.*

14 to 17 Rooms, 5 to 6 Baths,
$7,500 to $15,000

Douglas L. Elliman & Co
At 48th St. — Real Estate and Insurance, 414 MADISON AVE. — Murray Hill 5600

BUSINESS PROPERTY. | BUSINESS PROPERTY.

Offices

EXCEPTIONAL OFFICES
Up to 2,100 square feet in a well managed fireproof building at
170 BROADWAY
Southeast corner Maiden Lane.
Good neighbors. Good Service.

529-33 Broadway, Spring st.; small Offices and Salesrooms; exceptionally low rent; $120 per annum up; heat and elevator service included.

373 Fifth Avenue, northeast corner 35th st.—Alvin Building, opposite B. Altman's—splendid offices with plenty of sunlight; southern exposure; entire 3d floor, about 1,500 sq. ft.

50-2 Pine Street, near William st., ground floor, containing about 2,000 sq. ft. in Caledonian Building; suitable insurance underwriting or banking space; high ceiling.

24 East 23rd Street, near Fifth av.; selection of small offices and salesroom; low rent; also third loft, 24x80.

Stores

271 BROADWAY
SOUTHWEST CORNER CHAMBERS STREET
Store to be remodelled; stone work removed, new front to suit, floor, raised, &c. Long term lease. Possession May 1.

413 Broadway, Lispenard st.; Store and Base., 25x100; steam heat; will remodel to suit tenant's requirements; subway entrance at door.

104 Fulton Street, near William st., subway entrance at corner. Store, 22x80; modern double front; high ceilings, electric light, steam heat; suitable any retail line.

58 John Street, near William st., basement and subcellar; size 25x80; good condition; suitable for storage of insurance records, books and files.

73-5-7 West 23d Street, 6th av.; modern fireproof Masonic Building; three Stores, 20x70 each; modern fronts; high ceilings; excellent location; suitable any retail or wholesale line.

Lofts

25-7-9 Beekman Street, 25—third loft, front, 25x45, hoist; $300. 27—third loft, 22x100; electric hoist; $600. 29—third loft, 22x100; elevator; $900.

296 Broadway, near Duane st., eighth loft, 24x123; 3 elevators, electric power and steam heat; reasonable rent; shipping from rear street.

332 Broadway, near Worth st., third loft, 25x80; elevator and heat; suitable any line of business.

543 Broadway, near Prince st.; subway station at corner, ninth (top) Loft, 25x200; fireproof building, with light on 4 sides; 2 elevators, electric power and steam heat.

10-12 Maiden Lane, near Broadway, in the jewelry district; 2,100 square feet, on the second floor; good light; will consider dividing space; elevator and heat.

31 Maiden Lane, near Nassau st.; 1,200 square feet on each the fourth and fifth; top floor has three skylights; suitable any line of business.

124 Maiden Lane, near Water st.; upper part of building, four lofts, 25x65 each; hoist, suitable tobacco or other storage.

217 Pearl Street, near Platt st.; fourth loft, 25x90; hoist; skylight; heavy carrying capacity; suitable for storage, tobacco, crude drugs, &c.

224-6 Pearl Street, near John st.; third and fourth lofts, 25x100 each; good condition; suitable for storage, tobacco, crude drugs, &c.

320-2 Pearl Street, near Franklin Square; one small Loft, 40x40; suitable for light manufacturing; elevator; good light; low rent. Also Store, suitable for any line of business.

CHARLES F. NOYES COMPANY
Real Estate
92 William St. — Tel. John 2000.

Lofts, Factories, Water Powers; complete lists. Factory Exchange, 43 Cedar St., Tel. John 3719.

SALE OR RENT.

FACTORIES EVERYWHERE. 20-24 Clinton St. Robert A. Stoutenburgh, Newark, N. J.

REAL ESTATE FOR SALE.

ELEGANT country home, East Stroudsburg, 2 hours from New York; must sacrifice to close estate; 7 acres, with most beautiful house in this section; town property; ornamental and fruit trees, garage, etc.; all A1 condition; price $16,000. Address ROBERT KLOEFS, East Stroudsburg, Pa.

FURNISHED APARTMENTS TO LET.

SUNNY corner Apartment, three rooms and bath, facing Sherman square, completely furnished, $100 per month. ARTHUR PRESENT, apartment 23, 2,102 Broadway.

RIVERSIDE DRIVE—460; sublet until October; furnished apartment, eight rooms, three fronting river. Phone Morningside 4208; Apartment 22.

To Let For Business Purposes
25 Barclay St.
Near Broadway
Store, Basement and Cellar
Apply at
187 Fulton St., N. Y.

REAL ESTATE FOR SALE. | REAL ESTATE FOR SALE.

Buy a Liberty Bond!

Real Estate at Public Auction
SPECIAL SALES DAY
Thursday, April 25th
AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY

ABSOLUTE LIQUIDATION SALE
HOLDINGS of the MILTON REALTY COMPANY

349 East 77th St. (Bet. First and Second Aves.) A 4 story and basement brick tenement; 2 apartments of 4 rooms on each floor. Size 25x104.4.

218 East 117th St. (Bet. Second and Third Aves.) A 5 story brick tenement; two apartments of 5 rooms on each floor. Size 25x100.11.

S. E. Cor. Melrose Ave. and East 157th St. (Known as 782-4 Melrose Ave.) A 6 story and cellar brick tenement with store; 3 apartments of 4 rooms and bath and 1 apartment of 5 rooms and bath on each floor. Size 49.8x71.

S. W. Cor. Courtland Ave. and East 150th St. (Known as 569-71 Courtland Ave.) IN THE HUB OF THE BRONX. Two 3 story frame tenements with stores; 4 apartments of 3 rooms, 2 apartments of 4 rooms in 569; 4 apartments of 5 rooms each in No. 571. Size 50x100.

OLIVER E. DAVIS, Esq., Atty., 3210 Third Ave., N. Y. City.
KURZ & UHEN, Esqs., Agents, 370 East 149th St., N. Y. City.

ABSOLUTE EXECUTOR'S SALE
ESTATE of J. A. CASEY, Dec'd
By instructions from FRANK S. GANNON, Esq., Executor.
POINT PLEASANT, N. J.
N. W. Cor. Atlantic and Boston Avenues
KNOWN AS "CARROLLTON HOTEL."
A 4 story and cellar frame hotel building containing about 70 rooms. Size 200x125.

S. W. Cor. Richmond and Laurel Aves. A 2½ story frame cottage containing 10 rooms and bath. Size 100x170.

S. E. Cor. New York and Ocean Aves. Four ocean front plots running back to esplanade. Size 200x250.

146 Lawrence Street. (Bet. Willoughby and Fulton Streets) BROOKLYN, N. Y. A 3 story brick dwelling containing 13 rooms and bath. Size 21.1x100.
GANNON, SIEBERT & RIGGS, Esqs., Attys., 2 Rector St., N. Y. City.

EXECUTORS' SALES
ESTATE of SAMUEL T. REYNOLDS, Dec'd

336 Ninth Avenue (Bet. 29th and 30th Sts.) A 4 story and cellar brick tenement with store; one apartment of 5 rooms on each of the 3 upper floors. Size 18.3x70.

538 Ninth Avenue (Bet. 39th and 40th Sts.) A 3 story and cellar brick tenement with store; one apartment of 5 rooms on each floor. Size 18.9x61.9.

ESTATE of MARX W. MENDEL, Dec'd
23 East 67th Street (Bet. Fifth and Madison Avenues) A 4 story brick and brownstone dwelling. Size 20x100.8.
ROSE & PASKUS, Esqs., Attys., 128 Broadway, N. Y. City.

Estate of WILLIAM HASSELBERGER, Dec'd.
229 East 37th St. (Bet. Second and Third Aves.) A 4 story and cellar brick tenement; 1 apartment of 4 rooms on first floor and 1 apartment of 5 rooms on each of upper floors. Size 25x70.6x25.3x74.1½.
CHARLES KAUFMANN, Esq., Atty., 35 Nassau St., N. Y. City.

Estate of JEREMIAH W. CURTIS, Dec'd.
145 West 49th St. (Bet. Sixth and Seventh Aves.) A 4 story and basement brick tenement; size 22x100.5.
HARRIS & HARRIS, Esqs., Attys., 68 William St., N. Y. City.

SPECIAL SALES

327 West 89th St. (Bet. West End Avenue and Riverside Drive) A 5 story and basement brick and stone private dwelling; 12 rooms and 2 baths. Size 22x75.8½.

237 Seventy-Second St. (Bet. Ridge Boulevard and Third Ave.) BROOKLYN, N. Y. A 3 story and cellar brick dwelling. Size 16.8x100.
LAMONT McLOUGHLIN, Esq., Atty., 300 Broadway, N. Y. City.

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Executive Offices
31 Nassau St., N. Y. C.
Joseph P. Day Auctioneer.
Telephone 744—Cortlandt

Buy a Liberty Bond!

Factory Properties FOR SALE

NOTE.—I make a specialty of handling factory properties throughout the United States. If in the market for a factory send me your requirements. If you have one to sell, send for my selling plan.

Champion Wagon Co. Plant—Owego, N. Y. A completely equipped woodworking plant containing 75,000 sq. ft. of floor space. Erie & D., L. & W. R. R. siding; ¼ mile distant from Lehigh Valley R. R. freight station. Good labor condition. Six acres. Bldgs. of one story construction. Main bldg. 200x40. Large Power Plant. Excellent labor. Plant can be purchased as a going concern if desired.

Equipped Machine Shop & Factory—Plattsburgh, N. Y. 45,000 sq. ft. of floor space consisting of a 3 story brick building 30x208, in good condition, and a 1 story bldg. 184x51; foundry type of construction, and a 2 story bldg. 40x125. EQUIPPED WITH STEAM HEAT, ELECTRIC LIGHT AND SPRINKLER SYSTEM. Complete shafting equipment. 2 acres of land. 150 H. P. Water Power Rights. R. R. siding near by. COMPLETELY EQUIPPED WITH LATHES, DRILLS, MILLING MACHINES AND A FULL LINE OF MACHINE SHOP AND FOUNDRY EQUIPMENT. 4 TON PER HOUR CUPOLA.

Water Front Factory—Pot Cove, L. I. WITHIN FREE LIGHTERAGE LIMITS; 42,000 sq. ft. FLOOR SPACE; 2½ ACRE PLOT, with 225 ft. IMPROVED FRONTAGE on still water of Pot Cove, free from usual East River currents; 1 story bldg. 260x100 ft.; extension 25x100 ft. POWER PLANT, 200 h. p. BOILERS; 175 h. p. ENGINE; 5 large travelling cranes; over 30 ft. of water at bulkhead Line.

Edison Storage Battery Co. Plant—Glen Ridge, N. J. Plot of ground 168x543, extending from Bloomfield Ave. to Belleville Ave., improved with a series of brick and frame buildings of 1 & 2 story construction containing 26,017 SQUARE FEET. POWER PLANT. EXCELLENT LABOR.

Rail and Water Front Warehouse—Harrison, N. J. Large plot of ground with 256 FEET FRONTAGE ON THE PASSAIC RIVER, with an average depth of 300 feet, improved with a ONE STORY BUILDING 275x153 and a ONE STORY BUILDING 196x50; 3 TRAVELLING CRANES, 50 ft. span and 1 travelling crane 21 ft. span, and two 5 ton electric travelling cranes, 40 ft. span. Large power plant. PENN. R. R. SIDINGS.

Peru Electric Co. Mfg. Plant—Peru, Ind. A COMPLETELY EQUIPPED ELECTRICAL PLANT now in operation containing 64,000 SQ. FT. FLOOR SPACE; 5 acre plot improved with 1 & 2 story brick buildings. Power plant. LAKE ERIE & WABASH R. R. SIDINGS. Excellent condition. Good labor.

Modern Manufacturing Plant—Paterson, N. J. 225,000 SQ. FT. OF FLOOR SPACE, consisting of large 1-story foundry building and 1 and 2 story brick machine shops. 5 acre plot. RAILROAD SIDINGS, VALUABLE WATER RIGHTS, LARGE POWER PLANT.

American Snuff Co. Plant—Near Wilmington, Del. Five story brick structure, 90x130, brick warehouse, 150x200; 85 ft. brick stack TOTAL FLOOR SPACE 105,000 SQ. FT.; 12 ACRES; 240 h. p. Boilers and 70 h. p. Engines. RAILROAD SIDINGS; SPRINKLER SYSTEM.

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