APARTMENTS—UNFURNISHED.

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

WASHINGTON HEIGHTS
JUST COMPLETED
Immediate Possession
565-569 W. 188th St.
Near 191st Subway Station
3-4-5 ROOMS, $75 to $150
Rental Representative on Premises.
F. J. McMAHON CO., Agents,
1438 St. Nicholas Av., Corner 152d St.
Phone Wadsworth 8910.

MOVE IN TO-DAY.
602 West 190th St.
4 AND 5 ROOMS
New High-Class Elevator.
Half Block Subway Station.
RENTS, $88 TO $105

NEW BUILDING NOW READY.
4-5 Room Apartments
IN HIGH-GRADE BUILDING
AGENT ON PREMISES
842 WEST 179TH ST.

Borough of Bronx.

JUST COMPLETED
READY FOR OCCUPANCY
SELECT Apartments
Location
FORDHAM HEIGHTS
3-4 BEAUTIFUL ROOMS
With Every Conceivable Improvement
Grand Concourse & Fordham Rd.
3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station
6th and 9th Ave. Elevated
At Fordham Road
Select tenants only.
AGENT ON PREMISES
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FORDHAM HEIGHTS
JUST COMPLETED
Open for Inspection
3-4-5 Room Apts.
Similar to Park Av. Apartment Houses
LARGE, LIGHT & AIRY
with every conceivable improvement
Kingsbridge Rd. & Morris Ave.
One block to Poe and St. James Parks. One block west of Grand Concourse. One block from Kingsbridge Station of the Jerome Av. Subway and the Sixth and Ninth Av. "L."
Six blocks to University Heights Station of N. Y. C. R. R.
On Fordham Road
Moderate Rentals. Agent on Premises

Ready for Occupancy
IDEAL APARTMENTS
LOCATION
BLOCK FRONT, 1565-1575
Grand Concourse, Cor. 173d St.
4-5 BEAUTIFUL ROOMS
Large Foyers
With Every Conceivable Improvement
3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station. 6th & 9th Ave. Elevated at Belmont Street
Agent on Premises.

NEW
APARTMENTS
Just Completed
Immediate Possession
Concourse Apartments
8. W. Cor. 183d St. and Grand Concourse
4-5-6 Rooms
St. Nicholas Apartments
N. E. Cor. 192d St. and St. Nicholas Av.
3 and 5 Rooms
Apply on Premises

New Building
Ready for Occupancy.
3-4-5 Rooms
199th St. and Valentine Ave.
Lexington and Jerome Av. Subway, 6th and 9th Av. "L."
Three Blocks from Bedford Park Station. New York Central and 3d Av. "L."
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Borough of Brooklyn.

Elevator Apartment
916 UNION ST.
15 mins. from Wall St. via B. R. T. or I. R. T. Subways.
At main entrance to Prospect Park, overlooking Park Plaza.
7 & 8 ROOMS & 2 BATHS
$150 & $175
IMMEDIATE POSSESSION
ONLY TWO LEFT.
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F. B. WOOD & CO.,
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E. C. H. VOGLER,
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JULIUS TISCHMAN & SONS, INC.,
18 East 41st st. Vanderbilt 1977.

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From Battery to 14th St., Inclusive.

WEST ST. corner plot, 14,000 ft.; old buildings; above Christopher st. OWNER, 429 West st.

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FOR sale or exchange, 350 St. Nicholas av.; 10 family cold water flat; guaranteed rentals $3,140 per annum; subject to $15,500 first mortgage, held by trust company, and $4,000 second; price $27,500 to quick buyer. B. O., 480 Herald, Herald square.

Borough of Bronx—Sale or Rent.

EIGHT rooms, 25x125, improvements; block to Jerome, 6th and 9th L. stations; reasonable; possession. 63 E. 176th st.

OWNER offers 8 room dwelling, best location, West Bronx; price and terms reasonable; cost in. Call Fordham 2692.

SOUTHEAST corner East 175d and Topping av., frame house, barn, about 7 lots; occupancy in 60 days; investigate; make offer. W. H. KAHRS, 1720 Washington av., Bronx.

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A GOOD, new attractive home, $1500 cash secures deed of possession—say "goodbye" to the profiteering landlord—own this beautiful 6 room house; steam heat; electricity, gas, hardwood floors; a city dwelling with front and back yard; garage and driveway space; price $8750, 15 year mortgage; pay like rent. Telephone without delay Flatbush 8300.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

BUILDER needs money; will sacrifice 6 rooms and bath; all improvements; highly restricted section, near Brighton subway. Phone 8305 Coney Island.

TOWNTOWN—27 3d av., bargain; 4 family brick, 23x100; price $14,000, cash $3,000. TRAKTMAN, tel. 4175J South.

FLATBUSH COLONIAL.
New tapestry brick front; 9 rooms, 2 baths; kitchen; baths and standing shower tiled; 2 fireplaces; instantaneous heater; sun parlor, copper screens; double garage; built for owner; sell furnished or unfurnished; going South. 975 Mansfield place. Mid. 878.

HOUSES FOR LARGE FAMILIES.
7 large rooms, bath; 4 bedrooms; driveway and all improvements; ready to move in; price $6,750, cash $1,500. Open for inspection Sunday, 2366 Flushing av., between Collins av. and Fresh Pond road. Telephone Evergreen 4185.

HOUSE, 6 rooms, bath, large attic and cellar, with lot adjoining south, guaranteeing sunshine to all rooms; garage with workbench; near subway (Newkirk station); interior can be seen Saturday after 1 P. M.; price, $11,000. 623 E. 37th st., Brooklyn.

IMMEDIATE POSSESSION, FLATBUSH, DETACHED ONE FAMILY HOUSE, 10 ROOMS; ALL IMPROVEMENTS; GARAGE; BARGAIN FOR QUICK SALE. TELEPHONE MIDWOOD 3512.

LESS THAN PRESENT COST OF BUILDING.
Elegant one family house, 7 rooms, 2 baths, brick and stucco, tiled kitchen and bath, standing showers, parquet floors, all improvements; 1068 East 223 st. Av. H station on Brighton line. Call between 10 A. M. and 6 P. M., or EHLEM CORPORATION, 93 Nassau st. Tels. 4323 Cortlandt, Midwood 3319.

NEWLY decorated 10 room brown stone house with latest improvements; most suitable for physician or dentist; price $12,000; must have $3,000 cash. For more particulars apply OWNER, 117 Sumner av. Tel. 1087 Bushwick.

PROSPECT PLACE, Brooklyn, $17,000, part mortgage, residence, three floors and basement, eight rooms, ready for immediate occupancy; can be easily converted if desired. Address EDWARD MEEK, 141 B'way, N. Y. C.

PARK SLOPE BARGAINS.
LYONS & MASON, 654 Vanderbilt av., Bklyn.

REAL ESTATE FOR SALE.
Beautiful residence in restricted section, modern 9 rooms, stucco, furnished or unfurnished; 3 baths, 4 sleeping rooms; electric furnished, Oriental rugs, &c.; immediate possession; this is not a speculation; best of reasons for selling. OWNER, 60 Exeter st., Manhattan Beach.

SACRIFICE, 4-family, corner, 20 rooms, 4 baths; price $10,750; cash $3,000; also 2-family corner with cement block garage; electricity; price $16,500. Call OWNER, 403 Ditmas av. Phone Windsor 7947.

VACANT—263 9th st. between 4th and 5th avs.; 11 rooms, 2 baths; price $8,650; 2-family house. Information South 2835.

$3,000
Cash, balance $110 monthly including interest buys furnished 8 room cottage with large plot, in Flatbush; owner must sell. Phone Flatbush 2303W.

Borough of Queens—Sale or Rent.

AT ELMHURST—Attractive new frame and stucco house, 7 rooms and bath; built by day's work; on corner plot; connected with sewer; in exclusive section, with fine old shade trees; convenient to all transportation; house has enclosed porch, living room with open fireplace, built-in bookcases, hall, kitchen, pantry and a sunny dining room on first floor; 3 large chambers with large closets and tiled bath; large room and attic on third floor; heated by steam (American Radiator system), lighted by electricity; laundry in cellar; an unusual plan; not duplicated anywhere; inspection invited; price $14,500, $5,000 cash. JOHN A. RAPELYE, owner and builder, Broadway and Maurice av., Elmhurst.

ELMHURST.—Semi-detached Colonial duplex houses, exclusive design, 7 rooms and bath, parquet floors, electric lights, American Radiator heating system; splendid location; ready for occupancy October 15; $10,000, $3,500 cash. JOHN A. RAPELYE, owner and builder, B'dway and Maurice av., Elmhurst.

IMMEDIATE possession, 1 family detached dwelling, 9 rooms and bath, on plot 100x100; ideal transit facilities to all points; 20 minutes from Penn station, 30 minutes to Park row; price $10,500; open for inspection. 1482 103d st., Richmond Hill, or A. G. SCHARF, 851 Manor av. Phone Rich Hill 979.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

ATTRACTIVE brick English type house, 5 master bedrooms; Boulevard corner; station 2 minutes; adjoining golf course; 20 minutes Penn Station; price $45,000. FRANK L. FISHER CO., 50 E. 42d.

ARTISTIC Colonial house at Garden City; stucco, tile roof, 7 rooms, 2 baths; large plot; $16,500. CHICHESTER, Nassau Blvd. Garden City 1154.

BEAUTIFUL house, 6 rooms and bath, three years old; improvements; screen enclosed porch, interior nicely decorated, hardwood floors; plot 60x100; road location; lawn, garden, drive, &c.; price $8,250; estimated value $9,500; terms to be arranged. ADOLPH HEUER, owner, Valley Stream, L. I.

BAYSIDE, Maxwell-Bell ave.; 8 minutes from station; just completed, stucco houses, attractive, large rooms. Apply premises, or 204 East 18th st., N. Y. KIRWAN BUILDING CO., Inc.

BALDWIN.—Attractively furnished 7 room bungalow; garage; steam, gas, electricity. Phone Freeport 1006W.

GREAT NECK.
Immediate possession.
$22,500, large plot, 4 master bedrooms, 2 maids' rooms, 2 baths, garage.
$35,000, 1¼ acre, 11 rooms, 3 baths, 2 machine garage and apartment.
Some of the finest residences, $40,000 and up, 25 minutes electric express service to Manhattan.
BAKER, C. ROWELL, INC.,
47 West 34th st., N. Y. city.

GREENWOOD STATION, FULTON LINE.—For sale, bargain, new 6 room stucco dwelling, 10705 109th st., Richmond Hill; all modern improvements, parquet floors, screens and awnings, inclosed porch; very attractive; occupancy October 1; price $7,700, cash $2,700, balance easy terms. Tel. OWNER, Richmond Hill 2635.

ONE acre, 8 rooms, new houses, all improvements, parquet floors, tiled baths, open fireplaces, sun parlors, latest design 2 car garage, on a plot beautifully landscaped, 5 minutes to station; $5,000 cash, balance on easy terms. HARRY CHANDLER, Butler st., Westbury, L. I.

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

8 room house and bath; 150 ft. front, 100 ft deep; all kinds fruit trees in bearing, grape arbors, shrubbery, hedges; chicken house; hot water heat; all improvements; 10 minutes' walk to depot; $9,500, terms. Phone 1898R Hempstead, Princeton st.

TEN room modern home, built just before prices rose; plot 75x120; beautiful trees and flowers; owner's business transferred to New Orleans; 5 minutes from station, 96 trains daily, 25 minutes from city; winter's coal supply. BOEGLI, Crestwood av., Hollis Park Garden, Hollis, L. I. Telephone 6448M Hollis.

TWO GEMS.—10 and 7 rooms; strictly modern; all improvements; excellent locations; large plots, fine shade trees, fruits, berries; garage; view of Sound; artistic decorations, extremely attractive; sacrifice for quick sale; terms. W. H. HOLMAN, owner, Douglaston. Phone Bayside 881 or 293.

$3,000 CASH, balance as rent, will buy a modern eight room home, parquet floors, open fireplace, large living room and sun parlor, tiled bath, four large bedrooms, situated in the best residential section of Westbury on a one acre plot beautifully landscaped; 2 car garage; immediate possession. HARRY CHANDLER, Butler st., Westbury, L. I.

Westchester—Sale or Rent.

A LIVING PLACE WORTH WHILE.
To one who appreciates the beauties of nature, a high plot, with its invigorating air, sturdy oaks, attractive shrubbery and ample ground space; a new, modern, well built home of 8 rooms, combining all of today's conveniences for comfortable living, is now offered for sale by its owner; neighborhood residential American; garage for 2 big cars; the best commuting service around New York; can be seen at any time; No. 1 Nutgrove st., White Plains; possession on short notice; $8,000 cash required; balance 6 per cent. mortgage. W. D. DAVIES, 487 B'way, New York.

AT PELHAM.—7 rooms, tiled bath, electric light, all improvements; ground 100x100; immediate possession; year lease. LAMBERT & LAWRENCE, Pelhamwood, N. Y. Phone 1091 Pelham. Open Sunday.

BUILDERS' Opportunity.—Plot in heart Scarsdale, Yonkers for sale, with plan filed for garage; city now zoned. ALBERT LOCKWOOD, owner, 45 Warburton av., Yonkers; brokers protected.

GREENACRES.—Colonial house, 7 rooms, 2 tiled baths, steam, gas, electricity; real fireplace; sun room, stone fireplace; one bedroom 30 feet long; plot 75x150; near station; price $10,500. S. E. SMITH, Depot square, Hartsdale, N. Y.

GIFFORD PARK, Tuckahoe, Colonial shingle dwelling, 9 rooms, tiled bath, hot water heat, electricity; immediate possession; real bargain. ERNEST T. BOWER, 271 W. 125th.

IMMEDIATE occupancy; for sale, South Yonkers, new stucco house, 7 rooms; 2 new 6 rooms, semi-bungalow. ALBERT LOCKWOOD, owner, 45 Warburton av., Yonkers. Brokers protected.

If you want to locate in Westchester county I can find you the house at the price you want to pay. Let me know your requirements. CLARENCE G. MARTENS, 1416 B'way (39th st.). Tels Bryant 9191 and 4476.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

HARTSDALE.—New stucco house, 8 rooms, bath, steam heat, gas, electricity; 2 car stucco garage; plot 125x200, with fruit and shade trees; fine view; near golf links; price $15,000. W. P. JOHNSTON, Depot square, Hartsdale, N. Y.

LARCHMONT.
A real home, 9 rooms, 3 baths, 3 car garage; finest construction and in perfect condition; corner plot, 275 ft. frontage; view of Sound; owner moving to Europe, will sacrifice for immediate sale. M. C. HULL. Telephone Larchmont 128 R.

LARCHMONT.
Attractive substantially built home in finest residential park; 10 rooms, 2 baths; all improvements; perfect condition; garage; immediate occupancy. 88 Beach av., phone 102.

NEW Colonial house in Scarsdale, 8 rooms and 2 tiled baths, with provision for third bath; garage under spacious porch in the rear; large corner plot; fine shade trees and shrubbery; liberal terms. SCARSDALE-EDGEMONT CORP., 1 Madison av., N. Y. Phone Gramercy 2577.

NEW ROCHELLE, N. Y.
Attractive nine room dwelling, dressing room, conservatory, three baths, hot water heat, electricity, two car garage, attractive grounds; sale $35,000; rent $250. 4176 NEW ROCHELLE.

RENT NOW
Furnished home for winter; solid comfort; coal supply assured; excellent schools, markets, &c.; 36 minutes out. Phone 425 Larchmont. 40 Post road.

TWO new stucco dwellings, all modern improvements, 7 and 8 rooms, 3 tiled baths, butler's pantry, open fireplace, tiled kitchen, hardwood floors, slate roof; restricted neighborhood; two blocks from country club; Claremont av., between Primrose av. and Grand st., Chester Hill, Mount Vernon. Representative on premises.

Two new stucco dwellings, all modern improvements, 7 and 8 rooms, 3 tiled baths, butler's pantry, open fireplace, tiled kitchen, hardwood floors, slate roof; restricted neighborhood; two blocks from country club; Claremont av., between Primrose av. and Grand st., Chester Hill, Mount Vernon. Representative on premises.

WHITE PLAINS SPECIALS.
8 rooms—50x100—$7,500—$2,000 cash.
10 rooms—50x100—$7,500—$3,000 cash.
6 rooms—50x150—$6,500—Terms.
9 rooms—50x100—$8,500—$2,500 cash.
6 rooms—50x100—$6,700—$2,000 cash.
7 rooms—75x100—$6,000—Terms.
6 rooms—1 acre—$9,000—Terms.
J. CLARENCE DAVIES,
51 E. 42d. Vanderbilt 9744.

New York State—Sale or Rent.

AT Harrison, N. Y., about 40 minutes out—House, 12 rooms, all improvements; 2 baths; barn for 2 cars; about 4½ acres, garden, shade and fruit trees; near street cars and train; price $35,000; reasonable terms. C. S. PURDY, Stamford, Conn.

RENT, furnished, or for sale, Real country home, Cornwall, N. Y., 10 room house, garage, &c., all city conveniences; acreage. Room 1719, 354 4th av. Mad. Sq. 2172.

Connecticut—Sale or Rent.

A. M. BOLES,
R. E. Estate, Sound Beach, Conn.

FOR sale only, in Stamford, Conn., residence centrally located; eight rooms, bath, lavatory, steam heat, electric light, hardwood floors; all modern conveniences; decorated and painted. Apply W. A. EBBETS, 501 Fifth av., N. Y. Phone Vanderbilt 4887.

GREENWICH, Conn., to May 1—Stone house 5 master's bedrooms, 3 servants', 4 baths; heated garage, 3 acres; near trolley; $350. Phone 74 Greenwich. P. R. BONNER, 30 Church st., N. Y.

New Jersey—Sale or Rent.

ARLINGTON, N. J.—New 6 room and bath cottage, $7,750; one of 7, bath and garage, lot 50x160, $8,500; one of 8, bath and garage, 50x100, price on application; all have every modern convenience. EDWARD A. STRONG, 100 Midland av., Arlington.

A.—A—
Lots of lots, $75 to $1,000 each, all within two miles of Fort Lee ferry; some with Hudson River view; instalments accepted. G. E. M. BUILDING & REALTY CO., Palisade, N. J., at junction.

AT Hackensack, immediate possession, 5 rooms, bath, every convenience, large plot, porch, well built, fine location, 2 blocks station and school; $9,800; reasonable; terms. SHAFFER, 725 Main st., Hackensack.

ARLINGTON—For sale or rent, beautifully furnished modern 7-room house; easy commuting distance. Arlington 1149-W.

BERGENFIELD.—6 room house, built 3 years; on plot 100x200; improved with heat, electricity, water, sanitary cesspool; wonderful location, commanding view for miles; 13 minutes West Shore R. R. station; $6,000, $3,500 cash required. This property a real bargain. Apply HALLBERG, office opposite station, Ridgefield Park.

BEAUTIFUL home and garage; fruit, berries; house has all improvements; splendid location for commuter; ideal surroundings; real bargain. WERLE, 45 Hawthorne st., Rutherford, N. J.

CRANFORD—Modern 8 room house; large attic, corner, 100x100, restricted locality; convenient; beautiful garden; $10,000, $5,000 cash. Owner, 414 Elm st., Cranford.

DWELLING—Eight rooms, bath, gas, electricity, not air; garage; fruit and shade trees; convenient railroad and trolley; $7,500; terms. Address 681 Franklin av., Nutley.

EAST ORANGE—Two 2-family houses, 13 and 15 rooms; improvements, separate heaters; 6 minutes to railroad station, also bus and trolley; large lot; no agents. B. H. M., 144 N. 14th st.

ENGLEWOOD—Good six room house; all improvements, electric lights, decorated; $6,000; possession 30 days; other houses, immediate possession. $9,500. ARTHUR, 12 John st., N. Y.

FOR RENT, furnished, beautiful home, 8 rooms, bath, gas, electricity, steam heat; immediate possession; $175 monthly. VAN WINKLE CO., opp. sta., Rutherford, N. J.

FOR RENT—Furnished house in Mountain Lakes, N. J. J. T. TAYLOR, 156 5th av.

MORRIS county, New Jersey, estate, 400 acres, overlooking lake; $150,000; might exchange. SNEDEKER, room 205, 367 Fulton st., B'klyn.

MORRISTOWN.—Palatial estate for sale, 1,700 acres. EDWARD CAHILL, Boonton, N. J.

MOUNTAIN LAKES.—A few bargains for sale. EDWARD CAHILL, Boonton, N. J.

NOS. 21-23 and 25 Central av., one block from Broad st., two blocks from Hudson Tube Terminal; a section fast increasing in value; lot 75x100 ft., upon 25 ft. frontage, is erected Lenox Hotel, a modern 7 story hotel building; on adjoining 50 ft. frontage is a 3 story brown stone office building. Address LAND AND IMPROVEMENT COMPANY, [illegible] Philadelphia, or your own broker.

PALISADE, N. J.—Fine 7-room hollow tile house for sale; furnished or unfurnished; new; on account death; fine location. A. MAGAL, Palisade, N. J. Phone Cliffside 6-W., Box 82.

RIDGEFIELD PARK.—Excellent values; just completed, 2 semi-bungalows; nicely located; 7 minutes from station, 2 minutes from school; open fireplaces, hardwood trim and floors, steam heat and electricity, connected sewer, water and gas, street improved; $8,000, $3,000 cash required; balance on terms as rent. HALLBERG, opposite station.

RUTHERFORD, N. J.—Nearly new house, 6 rooms, bath, sleeping porch, electricity, steam, parquet floors, open fireplace; plot 75x181; price, $8,000. VAN WINKLE CO., Rutherford, N. J.

RUTHERFORD, N. J.—Houses for sale, easy terms. Write for list. VAN WINKLE CO., opp. station, Rutherford, N. J.

SPLENDID estate, less than half, at Pennington, beautiful Jersey town, 52 miles out; large Colonial dwelling, 10 rooms, 2 baths; large garage, stables, &c.; 4½ acres wonderfully landscaped lawns, gardens, pergolas, pools; complete survey detail; price $28,000; terms; photographs. J. S. JAMISON, Pennington, N. J.

WOOD RIDGE, N. J.—House, 6 rooms; all improvements; $7,500; immediate occupancy. MUELLER, 600 Hackensack st., Carlstadt, N. J.

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FURNISHED stucco bungalows at Arverne; all improvements; 1 block from station and 30 minutes from New York; rent $55. M. SHAPIRO & CO., 2437 Bell Harbor.

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For rent, corner house, 8 rooms, 2 baths, enclosed porches, 2 car garage. Phone owner, Newtown 3194.

WESTCHESTER—House to rent till May 15, all improvements, comfortably furnished to desirable tenant only; $75 per month; convenient to city on Harlem Northern N. Y. Central. Inquire in tea room, 18 W. 43d st.

REAL ESTATE WANTED.

I have buyers for private dwellings and apartments in the better sections of Manhattan. Send me details of your property to-day. CLARENCE G. MARTENS, 1416 B'way (39th st.). Tels Bryant 9191 and 4476.

WANTED—Detached bungalow, 8 or 10 rooms, all improvements, 40x100, near subway and school; East or West Bronx or Washington Heights preferred; give full particulars; no brokers. Address SADOCK, 432 Broome st., New York.

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If to-day's achievements are an index to The Herald's service I can predict a glorious future for you.
I was literally swamped with applicants in answer to my small Help Wanted advertisement. Please cancel the remaining insertions.
Very truly yours,
(Mrs.) K. WILLIAMSON.

If you need an executive, a bookkeeper, a stenographer, clerks, or general office help, use the Help Wanted columns of The New York Herald to-morrow.

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FACTORIES FOR RENT, 45,000 sq. ft.; floors 8,000 or 9,000 ft.; all or separate; modern buildings; sprinkler, elevator, electricity, heat; Bradley Buildings, 11th st. and Vernon av., Long Island City; 8 minutes from Grand Central Station, 2 blocks from all subways; 5 cent fare; principals only. Address A. J. BRADLEY, owner, 101 Beekman st., New York. Telephone 3501 Beekman.

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From Battery to 14th St., Inclusive.

TO LET—300 sq. ft. office space, private office, at $4.50 per sq. ft. Apply room 201, 102 Fulton st.

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

EXCELLENT OFFICES, 727 7th av., block above Times Square. $278-$2,400; elevator, electric light, heat included in rent. JOSEPH OATMAN, 1556 Broadway.

LOFT.—Top loft, 2,000 feet; exceptional light; elevator, heat; modern building; suitable offices or ideal for jeweller, engraver, compositor, draftsmen. 144-146 W. 18th st. Tel. Watkins 5665.

OFFICE Space on West 42d Street, Times Square.—Second floor front suite, approximately 800 sq. ft., to sublet; 200 sq. ft. now occupied; 5 year lease. $400 per year. Lessee has option to purchase furniture in good condition. Call at once, 204 Selwyn Theatre Bldg., 229 West 42d st.

TWO lower lofts, with cellar, 25x100; suitable for manufacturing; steam heat, electricity. NEUMANN, 529 E. 47th.

WILL rent half of front office or give desk room; 40th st., near 5th av. Phone Murray Hill 206.

5TH ST., 123 East.—Parlor floor for business. HIBSON, 115 E. 34th.

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

95TH ST., 206 West—Office doctor dentist, 5 room apartment, ground floor. SUPT.

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FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 30 Broad st.

OFFICES, LOFTS, WAREHOUSES, SHOWROOMS, all sections. J. CLARENCE DAVIES, 22 Pinehurst st. John 1171; 51 East 42d st. Vanderbilt 433.

Borough of Bronx.

WAREHOUSE floor space for rent, 12½ cents monthly, $1.20 year; New Haven tracks in building; crane service; suitable for machinery storage. CLEAVELAND DUTLUTH CO., INC., East 156th st. and Locust av. Phone Melrose 514. William Hanson, manager.

New Jersey.

FOR light manufacturing, floor, 40x50 feet, at 152 Park av., East Rutherford; immediate possession. W. GRAMLICH, 2 Paterson av., East Rutherford, N. J.

HOUSES TO LET, FURNISHED.

New Jersey.

FURNISHED house, Montvale, N. J.—Immediate possession; one or three months; view Sundays only. Tel. Prospect 6254. HEATH.

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FOR RENT—Completely renovated house, 16 E. 78th st. Apply to your own broker.

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BEST value suites in N. Y.; telephones, kitchenettes. THE SUBOREL, 156 W. 65th.

CENTRAL PARK WEST, 65.—Handsomely furnished 7 room apartment; Steinway grand; mornings; $350. Columbus 1967.

ELEGANTLY FURNISHED APARTMENT, overlooking 5th av. and Central Park; immediate occupancy; 12 rooms, 3 baths. G. C. THAYER, 25 Broad st. Tel. Broad 2710.

EIGHT rooms and two baths, desirable location, southeast corner Madison av. and 77th st.; can be seen at any time. Phone Rhinelander 5152.

FURNISHED apartment to let at Hotel Gotham, 55th st. and 5th av., from October 7 to November 21, on 18th floor, 3 rooms, 3 baths and private hall; north, west and south exposures. Address W. S. KEMEYS, Tuxedo Park, N. Y.

FIFTY room furnished apartment, near Riverside and Columbia; fine air and outlook; 1 year lease; special rate to desirable tenant; immediate possession. Phone 3040 Morn. THOMPSON, 610 W. 116th st.

FOR APARTMENTS OF THE BETTER CLASS, phone, write or see HOYT & RAY, 20 W. 34th. Penn. 1074.

HANDSOMELY furnished six rooms; elevator; southern exposure front. Tel. 7968 Riverside. DODGE.

MADISON AV., 121 (30th st.).—Large, comfortable simplex apartment, nicely furnished, consisting of 9 rooms; 1 to 3 years' lease; possession after October 15; extra large kitchen; high ceilings; this is most convenient neighborhood. Apply to agent on premises. Tel. 2383 Madison sq.

MADISON AV.—Three rooms, bath, kitchenette, at 75th st.; great baragin if taken at once. Phone Rhinelander 3724.

PARK AV., 70's, corner apartment; 4 masters, 3 baths, 2 servants and bath, handsomely furnished; one year, $12,500. BROWN, Murray Hill 4639.

PARK AV., 81?.—Seven and 8 rooms, furnished apartments. Agent on premises.

RIVERSIDE DRIVE, corner apartment, five rooms, all outside windows; completely furnished; references required; one block from subway station; rental $250. Telephone Audubon 2742, from 9:30 to 12.

RIVERSIDE DRIVE, 644—A bright, elegant 5 room apartment, bath; $275 monthly. Mr. WIER, 6 East.

SUBLET 4 rooms, newly furnished, $200 per month. Phone Morn. 6325.

TO LET, furnished, apartment Riverside Drive; large room, kitchenette and bath. Phone Schuyler 4296.

WEST END AV., 757—Entire second floor; two rooms, bath, kitchenette; private family.

5TH AV. apartment, fine outlook, entrance hall, studio living room, 20x28, bedroom, bath; grand piano, choice books; open fireplace; telephone; maid service. Year lease, $2,800. Telephone Madison Square 6122; Act. 801, 11 A. M. to 3 P. M.

30TH (corner Lexington av., 163).—Apartment hotel, exclusively for women; corner suite, 2 rooms, bath, beautifully furnished; $35 weekly up. HOTEL RUTTLEDGE.

36TH ST., 52 W.—Fine furnished kitchenette apartment, immediate possession; 6 months or longer; reference. DUNLOP.

37TH, 145 East.—Two 2 room apartments with bath, newly decorated and attractively furnished; maid's service, electricity, phone; $215 and $200.

40TH ST., 4 West.—Handsomely decorated, completely furnished studio apartment; combined living, dining room, two bedrooms, kitchen, bath; immediate possession; shown 9 to 6.

48TH, 42 West—Attractive two rooms, bath, kitchenette, sunny living room with day bed, large bedroom accommodate three or four people comfortably; monthly $250 until Dec. 1 or year's lease $225. Apply on premises or telephone Miss SPENCER, Stuyvesant 3181.

48TH ST., 18 E.—Two rooms, large bath, charmingly decorated. Inquire 3d floor front or superintendent.

56TH STREET, NEAR PARK.
Bachelor duplex apartment, just completed, pronounced the most unusual in New York; unique plan and decorations, rare antique furnishings, paintings, tapestries, decorated glass cathedral windows, beam ceilings, balconies; studio living room with open fireplace adjoining terraced library 35½ feet long, 18½ feet high opening into sunken garden; bedroom, breakfast room, private foyer, &c.; $6,000 per year. Telephone Plaza 8067. Superintendent.

57TH, 27 W.—Exquisitely furnished apartments; open fireplaces, elevator. Phone Plaza 5494.

APARTMENTS—FURNISHED.

62D ST., 40 East.—8 room apartment, 3 master bedrooms, 3 baths; year's lease; possession at once.

57-58TH, East (710 Lexington av.)—Large living room, open fireplace, bedroom, bath; non-housekeeping. Plaza 6328.

60TH ST., 55 East.—Furnished or unfurnished apartment, 2 rooms and bath; newly decorated, steam heat, electricity.

70TH ST., 139 W.—Parlor floor, 3 rooms, bath; improvements; gentleman or business woman; lease. Owner, Col. 1242.

72D, 166 WEST—Apartments of 4 rooms, consisting of large living room, bedroom, dining room, tiled kitchen with ice refrigeration; particularly fine bathroom with alcove shower; if two bedrooms are required, dining room can be furnished as an extra bedroom; apartments are sumptuously furnished; rental $350-$400 monthly; maid service supplied if desired. Apply Superintendent on premises. Tel. Columbus 7640.

72D, 166 WEST—Apartments of three rooms, consisting of bedroom, combination living and dining room, tiled kitchen, ice refrigeration and large bathroom with alcove shower; apartments are sumptuously furnished; rental $230 to $275 monthly; maid service supplied if desired. Apply to Superintendent on premises. Tel. Columbus 7640.

73D, 126 W. (Hotel Nobleton).—Several beautifully furnished two room suites, with bath, moderate weekly and monthly rates; $125 monthly up; $35 weekly up.

79TH ST., 72 WEST.—Eight rooms, 3 master bedrooms and a maid's room; handsomely furnished; elevator apartment. Phone Rector 6931.

80TH, 102 WEST.
Unusually high class and extra large one and two rooms, with bath; attractively furnished; complete hotel service; restaurant in building; ideal location. Apply on premises, or D. Kempner & Son, 522 5th av.

93D ST., S. W. CORNER MADISON AV.
Newly decorated apartment, 1 room and bath; $75 up; 2 rooms, bath, $110 up; hotel service; extraordinary value; block from park; restaurant. HOTEL ASHTON. Tel. Lenox 272.

93D ST. (corner Madison av.).—Apartments, beautifully furnished corner suite, 2 rooms, bath; $75 per room, bath, up. Hotel Ashton.

108TH, 255 W.—Handsomely furnished 6 room apartment to lease for 1 year; $350 monthly. Apply to Manager.

209 Madison av.—Two rooms and bath; restaurant in building. Telephone 9862 Murray Hill.

200 CENTRAL PARK SOUTH (OVERLOOKING CENTRAL PARK)—THREE EXCEPTIONALLY LARGE ROOMS, BATH AND MAID SERVICE. APPLY TO SUPT. PHONE CIRCLE 5248.

617 W. 143d st.—Bachelors' apartment (Christians), $30 week; two bedrooms, sitting room, bath, piano; elevator apartment; private family; references. (Apt. 24).

Borough of Bronx.

1636 UNIVERSITY AV.—Seven room apartment, 2d floor front; modern, select, convenient Broadway subway. DEMPSEY. Phone 2960 Tremont.

Borough of Brooklyn.

BROOKLYN HEIGHTS FURNISHED APARTMENT,
with all improvements; income $450 a month; must be seen to be appreciated; will sell, furnished, to a party with $6,000 cash. KENNETH B. GORDON, 9th av. and 68th st., Brooklyn, N. Y. Phone Shore Road 2506.

APARTMENTS—UNFURNISHED.

From Battery to 14th St., Inclusive.

WASHINGTON SQUARE—3 room apartment, $1,800; 4 room apartment, $3,000; new fireproof house, elevator and hall service; business and social references required. See SUPERINTENDENT, on premises, Van Voorst Apartments, 123 Waverley place.

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

APARTMENT, 2 rooms, bath, kitchenette; improvements; possession. Stuyvesant 1834. Call 9-10:30.

BRYANT PARK STUDIO BUILDING
(Cafe des Beaux Arts),
40th st. and 6th av.
STUDIO APARTMENTS consisting of large, spacious studio with one or more rooms and bath; strictly high class; available October 1. Superintendent on premises.
L. K. SCHWARTZ CO., Agents,
110 W. 40th st. Tel. Bryant 4958.

MADISON AV., 514, at 53d st.—Attractive, bright apartments, two rooms, bath, kitchenette, unfurnished; resident housekeeper; $100 to $150.

MADISON AV., 514 (at 53d st.)—Attractive, bright apartments, two rooms, bath, kitchenette, unfurnished; resident housekeeper; $100 to $150.

15 EAST 54TH ST.
New, modern, elevator building; last apartment; two rooms and bath; $2,000; no agents or bachelors. SUPERINTENDENT, on premises.

47TH ST., 112 West—Two 3 room suites, bath, kitchenette, fireproof, elevator apartment, improvements, lease. Inquire premises.

55TH ST., 317 West.—Two rooms, bath and kitchenette. Phone Schuyler 6644.

Above 59th St.—5th Av. to East River.

MADISON AV., 935 (corner 74th st.).—Two rooms, bath; all outside; fireplace, hardwood floors, steam heat, hot water; $1,400.

MADISON AV., 1219 (88th st.).—Eight rooms, sub-lease two years; $2,800 year.

PARK AV., 815—3 rooms and bath. Agent on premises.

60TH ST., 53 East.—Three rooms, kitchen, bath; modern; exclusive location; $2,800.

62D ST., 141 East.—Two and five room and bath apartments and doctor's office, $2,000-$4,000; non-housekeeping; immediate possession. Apply E. K. VAN WINKLE, 152 W. 72d st. Col. 1677.

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

APARTMENT, 3 rooms, unfurnished, real kitchen; immediate possession. BUGLER, 24 W. 59th st.

EXCEPTIONAL APARTMENTS.
85th st., 150 West—1, 2 rooms, bath, kitchenette, modern; also 4, 5 rooms; doctor's apartments.

LUXURIOUS, new 2 and 3 room modern elevator apartments; open fireplaces, parquet floors; catering to exclusive clientele only. RADFORD CHAMBERS, 131 West 74th.

RIVERSI