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

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

For Sale

New York State Arsenal
Seventh Avenue and 35th Street

This valuable property is offered by the State Board of Armory Commissioners, who will receive sealed proposals for its purchase not later than

November 1, 1920

At 12 o'clock noon,

at Room 829, Municipal Building, New York City

Possession January 1 or April 1, 1921 as desired by purchaser

Full particulars giving terms and all details may be obtained at

Room 829, MUNICIPAL BUILDING, N. Y. City
OR
NEW YORK STATE ARSENAL
(7th Avenue & 35th Street, N. Y. City)
OR
The Office of the
ARMORY COMMISSION
Telephone Building, Albany, N. Y.

Above 59th St.—5th Av. to East River.

A Tenement; 1st Ave. Corner
Five Story, Four Family, with Store. Italian Tenants. Price $28,000. Easy Terms. An Estate.
LOUIS SCHRAG, 142 West 23d St.

51 EAST 92D STREET
4 story high stoop dwelling, 3 master's bedrooms, 3 baths, 3 servants' rooms; immediate possession.
WILLIAM J. ROOME & CO., 177 Madison av.

A SELECT HOME
NEAR MADISON AV., LOWER 90'S. Good value for the money.
KAVANAGH, 963 MADISON AV.

A HOME SACRIFICE
ADJACENT 79TH AND MADISON AV. FIVE STORY; IMMEDIATE POSSESSION.
KAVANAGH, 963 MADISON AV.

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

To Close an Estate
For Sale
Private Houses
with Possession
WEST SIDE, NEAR PARK
63 W. 88th St.
65 W. 88th St.
66 W. 89th St.
907 Broadway HESS Stuyvesant 4200

Sale at Reasonable Prices
Modern 4-Story Dwellings
Near Central Park West
89 St., 20 ft. x 100 ft. 8½ in.
91 St., 18 ft. x 100 ft. 8½ in.
I. H. Pollack, 51 East 42d St.
Mur. Hill 2071-72, or your own broker.

FURNISHED DWELLING FOR RENT
ON WEST 70TH ST., NEAR B'WAY, containing 12 rooms, elaborately furnished, with 2 master baths; ready for immediate possession; rent $6,500 per year; one year lease or longer. Seen by appointment, between 10 and 2 P. M.
Apply A. V. AMY & CO.,
160 West 72d st. Col. 6810.

FOR SALE
Private house on West 85th Street, between Amsterdam and Columbus Avenues; 3 story and basement, 3 baths, fine condition; immediate possession.
GAINES, VAN NOSTRAND AND MORRISON, INC.
25 East 26th St. Tel. Madison Sq. 337.

Owner Leaving City.
Immediate Possession
Three story and basement private house on north side of 70th st., near Broadway. Electric light, steam heat, parquet floors. Price $50,000; $6,500 cash.
Sharp & Co.,
2489 Broadway. Tel. Riverside 4574.

FOR QUICK SALE
7 story corner elevator apartments with stores, 20% on investment, $25,000. Cash. Long term mortgage.
3 dwellings. Recently renovated. New parquet floors, electric lights, plumbing, heating, &c.; 2 arranged in apartments of one, two and three rooms with baths.
25% on investment, $15,000. Cash. Long term mortgages. Sold as a whole or in part.
H. C. COLEMAN, 40 Morningside av., New York city.

CO-OPERATIVE OWNERSHIP.
6-7 Room Apartments, $65 & $80
Co-operative plan makes this low rent possible; modern elevator apartment house, 312 Manhattan av., corner 113th st., facing Morningside Park; investment of $2,500; terms can be arranged; 2 apartments vacant, for possession. 312 MANHATTAN AV. CORP., 39 Cortlandt st., N.Y., room 314. Tel. Rector 9635.

Attractive Realty Investment
Six story walkup, near 109th, Broadway. All improvements, rental $13,100. Price $75,000.
Five story walkup, near Amsterdam, $150. Fours, fives, rental $4,090. Price $26,000.
You should investigate our interesting list of attractive apartment and private houses.
E. J. MAAS REALTY CO., INC.
Riverside 804. 200 West 102d St.

For Sale on Easy Terms, or to Lease for Twenty-One Years, Plot, 71 x 100. In the 60's, Near Broadway.
F. & G. PFLOMM, 1333 Broadway.

85th ST., Close to Broadway, Two 5 Story American Basement Houses, on Plot 32x100, For Sale
F. & G. PFLOMM, 1333 Broadway.

APARTMENT HOUSE 60th st., West Side, on Central Park West; moderate price. Terms. Wonderful lay out for remodelling into smaller suites. All leases expire 1922. GOODLIFFE, 489 5th av., N. Y.

A DOUBLE FLAT
vicinity 98th st. and Amsterdam av.; rental $3,240; price $27,000. $7,000 cash.
JOHN PETERS, 210 E. 14th St.

PRIVATE HOUSE
501 W. 165th st.—American basement, modern in every detail; excellent location. Owner on premises.

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

IMMEDIATE POSSESSION
FOR SALE
West Side Dwellings

VACANT
$30,000—3 story, 20 feet; excellent block; near subway and elevated.

VACANT
$30,000—Near 72d st. subway station; 3 story, 18 ft. 9 in.; 2 baths, electric light; newly decorated.

VACANT
$35,000—Modern four story American basement, 20x102.2; 3 baths, parquet floors, new electric fixtures and decorations.

VACANT
$36,000—4½ story American basement, near Central Park; electric light, parquet floors. Bargain.

VACANT
$40,000—In the 70s, 5 story American basement, 3 baths, parquet floors; beautifully built; an exception.

VACANT
$41,000—Near Riverside Drive, in the 70s; American basement, 3 baths, parquet floors.

VACANT
$56,000—4 story, 25x100; near Central Park, in 70s. A real bargain.

SLAWSON & HOBBS,
162 West 72nd Street,
Near Broadway.
Tel. 7240 Columbus.

PRIVATE HOUSES POSSESSION

1 on W. 114 St.		$15,000
1 on W. 118 St.		17,000
1 on W. 119 St.		25,000
4 on W. 120 St.	$1,900 to	21,000
2 on W. 121 St.	1,600 &	30,000
1 on W. 122 St.		18,000
1 on W. 123 St.		15,000

Very many others in all sections. We can suit you. Call, phone or write to
260 Lenox Av. GOODWIN AND GOODWIN Phone Harlem 6500.

PRIVATE HOUSE
Near Mount Morris Park West in well kept street.
2 West 123d Street
14 ROOMS WITH 2 BATHS, and three toilets; electricity and hardwood floors all through house; attractive terms can be arranged. Apply your broker or
JOSEPH L. GEISMAR,
19 West 36th St. Tel. Fitzroy 2777.

Best Bargain on West Side
94th st., between Central Park West and Columbus av. 20x100. 4 story and basement, with 3 story extension. Price $30,000; $5,000 cash.
Sharp & Company,
2489 Broadway. Tel. Riverside 4574.

Great Reduction in Price
Caused by Rent Laws.
3 story basement brick two family dwelling, 21 West 119th st., two blocks from two subways; price $8,600, $4,000 cash, or $900 cash with proportionate increase in price to pay cost of second mortgage. Inspection by permit only.
SPENCER, 154 Nassau. Phone Beekman 2685.

Bargain — Gentleman's Garage
Just Off Columbus Circle.
For further particulars consult
1252 LEXINGTON AV., or LENOX 5795.

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

DWELLING BARGAIN
Handsome 18 foot dwelling on West 126th st.; electric lights, parquet floors, tiled bath; possession; price $15,500; terms to suit.
PORTER & CO., 159 WEST 125TH ST.

Dwelling With Immediate Possession
West 132d st., near 8th av., 3-story and basement, 11 rooms and bath; now vacant; price $11,000.
JOHN PETERS, 210 E. 14th St.

FLAT BARGAIN
$5,000 cash will purchase double flat in St. Nicholas av., subject to a ten year first mortgage; price $28,000; rent $5,394.
PORTER & CO., 159 West 125th St.

Five Story Triple Apartment
Near Broadway, vicinity 128th st, subway station. Rental $3,800. Price $28,000.
JOHN PETERS, 210 E. 14th St.

PRIVATE HOUSE
IMMEDIATE POSSESSION.
255 Edgecombe Ave.
Beautiful location, overlooking Colonial Park, between 145th and 146th sts. DIRECT OR THROUGH BROKER.

Borough of Manhattan—Miscellaneous.

Great House Bargain
$8,000 buys beautiful $10,000 house; large plot; wide boulevard; near station; half hour Manhattan; steam heat, electric lights, parquetry, tile bath; $2,000 cash, balance $50 monthly; garage space. Save brokerage.
Phone Owner, Hollis 6515

FOR SALE,
one and two family houses, apartments, lots; $275 to $37,500. $30 East Orange to Far Rockaway; send for list.
Clinton Trading Corporation,
186 Remsen st., Brooklyn.

BARGAIN
Office Building
23,000 sq. ft. May 1st
Home, Investment or Speculation
ELECTUS T. BACKUS
Phone 9023 Vand. 50 East 42d st.

CITY REAL ESTATE. Borough of Brooklyn—Sale or Rent.

CITY REAL ESTATE. Borough of Brooklyn—Sale or Rent.

CITY REAL ESTATE. Borough of Brooklyn—Sale or Rent.

The WEIGHT OF EVIDENCE

HOME VERSUS TENANTRY
Which Do You Select?

YOUR OWN MONEY PULLS AGAINST YOU

When you are constantly paying profits to the landlord—sooner or later the yoke around your neck will be too heavy to bear—health breaks down and interest in life is on the w

Those who own their homes are always happy, contented, bright and INDEPENDENT

We have a REAL home that will suit you

5 designs to select from

6 rooms, bath, hardwood floors, gas and electricity
Front and back yards—room for Garage and Driveway

Best and Newest Section of Flatbush, Brooklyn

FULL PRICE ONLY $8750

$1500 CASH GIVES DEED AND IMMEDIATE POSSESSION

15 year Metropolitan Life Insurance Company Mortgage

Remember this. Landlords are inserting in leases to overcome the law: "TENANT HEREBY AGREES IN CASE OF COURT DECISION RENDERED IN TENANT'S FAVOR—THAT 30 DAYS' NOTICE TO VACATE GIVEN IN WRITING CANNOT BE CHANGED." THIS IS YOUR opportunity to be your own landlord.

These beautiful homes are located on Schenectady Ave., E. 48th St., E. 49th St., 52d St. and 53d St. Only 6 blocks south of the corner of Church and Utica Avenues. Trolleys on every hand and new subways near.

ACCESSIBLE

Take 7th Ave. Interboro Subway marked "Flatbush" or "President" to Church Ave. Station. Call 8260 Flatbush. Auto from our office will meet you in five minutes.

Take Utica Ave. Subway to Utica Avenue. Get Reid Ave. car to Church Avenue. Transfer to Utica Ave. Houses five blocks South of Church and Utica Avenues.

Take Lexington Ave. Express to Nevins Street, change to Subway trains as above to Church Ave. or Utica Ave. Station.

Office on property UTICA AVE. and AVE. D, BROOKLYN, N. Y.

PREN-BROOK CORP., Owners. Tel. Flatbush 8260. Tel. Flatbush 8260 for Literature.

OFFICE OPEN EVERY DAY AND ALL DAY SUNDAY

Borough of Manhattan—Miscellaneous.

BARGAINS
5th and Park Av. Sections
20 ft. house near Park avenue; 5 master's rooms. Immediate possession. For rent; $8,000 for one year.
In the Sixties near 5th ave.; 20 ft.; modern; $130,000.
320 Park ave. Apartment magnificently furnished; 16 rooms; $20,000.
In the Seventies near Park ave., 15 foot house; $50,000.
LADD & NICHOLS
15 East 54th St. Tel. Plaza 1125.

Real Estate Owners
We solicit the renting and collecting of your property. Economical management assured. Highest references furnished.
Geo. W. Sasse
2096 8th av. (113th). Tel. Con.

MR. HOTEL MAN
Have You
$30,000 Cash ?
ARE YOU thoroughly conversant with the hotel business in New York city and do you want complete control of a house doing a thriving business, where a 21 year lease can be had and the balance of the purchase price paid from the first two years' earnings. If so—Write W. X. L., 169 Herald, Herald sq.

MR. PROSPECTIVE BUYER
It will interest you to know that a house can be built for $4,000 and up containing 4 rooms and up and 2 baths. If you have lots and want to build at a fixed price, write or call so that I can go further into the matter with you. If you want to build yourself I will give you a price on materials to be furnished.
OLIVER M. OAKE,
Tel. 933. Bronxville, N. Y.

LOFT BUILDING Attractive moderate sized 5th Avenue property showing good income, moderate investment required. GOODLIFFE, 489 5th Ave.

Spuyten Duyvil and Riverdale. Above Harlem River.

SPUYTEN DUYVIL
10 room house, steam heat, electricity. Garage for 3 cars. 50x100. $17,500. Would consider lease, $1,800. Apply on premises, Spuyten Duyvil Parkway, Kappock Stores, or H. O. HEUER, 271 West 125th.

Borough of Bronx—Sale or Rent.

ONE FAMILY STUCCO HOUSES WITH GARAGE—FOR SALE
Inclosed porch, sun parlor, open porches, tiled baths, built in bathtubs, showers, electricity, hot water, steam heat, parquet floors, concrete rat proof cellar. Houses are located west side of Sedgwick avenue and West 197th st., a short distance north of Kingsbridge road. Travelling facilities are of the best: can be reached by the 6th and 9th av. "L" and Jerome Av. Subway, Kingsbridge Station; Broadway Subway, 225th st. station; all within the 5 cent fare zone; also by the N. Y. C. Putnam Division; only 5 minutes' walk from all stations. Unobstructed view of the Hudson and the Palisades.
For Further Information Address
THE NORMAN HOME BUILDERS, Inc., on premises
Telephone Kingsbridge 1029.

BEAUTIFUL LARGE
CONCOURSE BUILDING LOTS AT GREAT SACRIFICE
Terms to suit you; also many private houses, modern flats and old buildings and lots, unrestricted territory, for alterations, cheap.
WALTER M. SMITH,
17 West 42d st., New York.

Live Rent Free
Buy one of our
New Two Family Houses
"Easy Housekeeping"
All Newest Improvements, Enclosed Porch, Double Garage
EASTERN PARKWAY SECTION
On Sullivan St., between Rogers and Nostrand Avs., Brooklyn.
Built on 1919 prices and not at the high prices of 1920. Could not be duplicated for anywhere near the price asked by us to-day. They are
"The Better Kind," "Built to Stay Built"
Now Ready for Occupancy — Open for Inspection
REALTY ASSOCIATES
162 REMSEN ST., BROOKLYN
Telephone Main 6480 *Brokers Protected*

STARTLING BARGAINS IN HOMES

The Kingsway Houses
on the new
Broadway Brighton Subway
30% Less
than this year's price in BEAUTIFUL FLATBUSH, where values are INCREASING, not decreasing.
Homes, $13,000 to $21,000
These BEAUTIFUL HOMES have sun porches, single and double garages, open fireplaces, are fully tiled, built-in bath fixtures and hardwood floors throughout. Located at East 18th st. and Avenue R. Near KING'S HIGHWAY EXPRESS STN. ON THE B'WAY BRIGHTON S'WAY
Act Quickly; We Are Selling Very Freely
We will meet any reasonable request for liberal terms.
The Kingsway Building Corp. 1811 KINGS HIGHWAY, BROOKLYN, or your own broker. Phone Midwood 5321.

BUY A HOME IN BOROUGH PARK
AVOID HIGH RENTS
JUST COMPLETED
25 MINUTES TO TIMES SQUARE
MODEL 2-FAMILY 11-ROOM HOUSES
Built Stucco Over Brick; Double Garage; Enclosed Porches; Tiled Bathrooms; Separate Built-in Shower Baths; Superior Decorations.
These Houses Must Be Seen to Be Appreciated.
Situated 53d St., Between 11th and 12th Aves., Brooklyn
(50th St. or 55th St. Station, West End Line)
Prices $18,000 to $20,000
EASY TERMS. BROKERS PROTECTED.
One Floor Rented Will Pay All Carrying Charges. Your Rent Free.
Apply Agent on Premises, or
LEVY BROS., 189 Montague Street, Brooklyn

Borough of Bronx—Sale or Rent.

Possession Now
7 and 9 Room Dwellings
Situated near Grand Concourse and parks and convenient to all subways and 6th and 9th av. elevated at Kingsbridge road and Jerome av.
Lots 50x100, some with garages, situated on Creston, Briggs and Bainbridge avs.; electric lights, parquet floors. Price $11,000 to $16,000.
Agent at
2796 Briggs Av., near 196th st., between 10 A. M. and 5 P. M., or
ALEXANDER SELKIN,
882 Prospect Av.

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 5030 FORDHAM.
DANIEL HOULIHAN, Owner.

Buy a Choice Corner With 14 Room Dwelling.
Where you can live several years and land alone will bring more than price asked, $15,000. Easy terms. 3766 Willett avenue, northeast corner East 216th street. Take Lexington Avenue Subway to 219th street station.
David Stewart, 1 East 42d St.

Borough of Bronx—Sale or Rent.

BRONX.
Ready for Occupancy
ONLY A FEW LEFT
NEW AND ULTRA-MODERN EASY HOUSEKEEPING HOMES; BRICK CONSTRUCTION; TWO SIX ROOM APARTMENTS; GARAGE FOR TWO MACHINES, AND ALL IMPROVEMENTS.
FINDLAY AV. and 168TH ST.
Convenient to Subways, Elevated, N. Y. Central Railroad AND SURFACE CARS
The Hoffman Co., Builders, Inc.
Phone Melrose 8157 or 864.

Borough of Brooklyn—Sale or Rent.

TO CLOSE AN ESTATE
Beautiful extra large four story and basement brownstone dwelling on Brooklyn's most exclusive block of Grand av.; near subways. Hardwood and parquet floors, white enamel woodwork and open fireplaces. Wonderful opportunity for handsome income as high class furnished room house or apartments. Price $17,000; worth $21,000. Cash required $5,500, or terms.
O'Neill & Boeker, 160 William St., N. Y.

2 Flatbush Bargains
to close estate in finest part of Flatbush section, nr. J. station; 977 East 19th st., 40x100; asking $14,500. Also 1004 East 18th st., 50x100; asking $15,500. Both vacant. BOURKE, 920 Cortelyou road. Tel. Windsor 7651.

$19,500—FINE HOME IN PARKWAY GARDENS
8 rooms, everything up to date, double garage; plot 40x100; beautiful furniture and a Hudson sedan car to be sold also—not included in above price.
JAMES THORNDIKE,
Kings Highway and East 12th St.

E. 32d, nr. Beverley, 2 & c. brick; $19,500; 7 rooms, steam, electricity, parquet.
PARTRIDGE, 773 FLATBUSH AV.

CITY REAL ESTATE. Borough of Brooklyn—Sale or Rent.

The New Transit Line to
Manhattan Beach
Is Operating Now
Broadway to Brighton in 30 Minutes
The "Broadway-Brighton" Line, running down Broadway, Manhattan, now runs direct to Sheepshead Bay, where you change for the Manhattan Beach car.
Property Office, Phones Coney Island 1600 or 920.
Sales Agent, 67 Liberty St., N. Y. Phone Cort. 744.

VACANT READY FOR OCCUPANCY.
THREE STORY ONE FAMILY HOUSE, NO. 41 MIDWOOD STREET, FLATBUSH, BROOKLYN; 8 ROOMS AND LAUNDRY AND 2 TILED BATHROOMS, SHOWER BATH AND 3 TOILETS; PARQUET FLOORS IN EVERY ROOM, INCLUDING CLOSETS; ROOF GARDEN, STEAM HEAT, INSTANTANEOUS HOT WATER, GAS AND ELECTRICITY; FIRST CLASS CONDITION; COMPLETE IN ALL DETAILS.
R. TYSON WHITE'S SONS.
320 BRIDGE STREET.
TEL. MAIN 1555. BROOKLYN, N. Y.
OR YOUR OWN BROKER.

Bay Ridge
For sale—124 85th st.; cottage containing 8 rooms and 2 baths; up-to-date in every respect; ready for occupancy. Seen by appointment only.
Morrison & Allardyce
463 80th Street
Telephone—Shore Road 2618, Shore Road 9638

To Settle Flatbush Estate
Will sacrifice most complete detached dwelling in Flatbush. Has 16 large rooms, 3 baths, lavatory to each sleeping room, tiled kitchen and baths, hot water heat, finest assortment of select trim, large enclosed porch; every modern appointment; garage for 5 cars; corner plot, 80x120; fine lawn, shrubs and trees. Location ideal, near Interboro and Broadway subway, Prospect Park and Flatbush Av. Price $49,000. Reasonable terms.
ONE FAMILY BRICK DWELLING.
11 rooms, tiled bath, steam, electric, parquet, light rooms. Suitable for doctor or dentist. Corner plot. Garage space. $18,000.
JOS. N. NEEF 849 Flatbush Av. Phone 1236 Flatbush

11 ROOM HOUSE AT BARGAIN
WILL BE SACRIFICED TO EFFECT SPEEDY SALE.
Beautiful home in East Midwood, Flatbush, will be sold at great sacrifice, owner being compelled to move to smaller house. Contains unique electric fixtures; trim throughout; artistic and durable; large dining room in quartered oak, commodious living room and music room on first floor, baths on 2 floors, 4 large bedrooms on second floor, 3 on third floor; parquet floors and all improvements; full length window screens and glass inclosed porch. Open to an offer. Address OWNER, 1026 Delamere place, Brooklyn. Tel. Midwood 3109.

FOR SALE TWO PIERS
One Foot 39th St., Brooklyn.
One Foot 52d St., Brooklyn.
For Terms and Particulars
Apply James F. McLaughlin,
16 COURT ST., BROOKLYN.
TEL. MAIN 662.

ARTISTIC DETACHED BUNGALOW BAY RIDGE.
To one who appreciates the beauties of Nature, a high plot with invigorating air, near park; attractive shrubbery and ample ground space; a new modern, well-built bungalow of 7 rooms, combining all of to-day's conveniences for comfortable living is now offered for sale by its owner, who is leaving for the South; residential neighborhood; garage; private driveway; best commuting service to New York; can be seen by appointment; possession on short notice; $5,000 cash required, balance easy terms to quick buyer. Tel. E. KENT MILLER, 5311 Bensonhurst.

JUST COMPLETED.
under personal supervision of owner, guaranteeing only best of workmanship and material used in construction.
12 Solid Brick Houses, 8 Rooms
All modern improvements, porches, private garages; 18 minutes to Wall st.
Francis Dovale Development Co., East 8th Street,
Bet. Av. O and Kings Highway, B'klyn.
Take Brighton or Culver Line to Kings Highway station.

FLATBUSH
One Family Frame Detached
IMMEDIATE POSSESSION.
NINE ROOMS AND BATH; furnace heat; parquet floors.
PRICE $9,000; EASY TERMS.
JOHN REIS COMPANY,
865 Flatbush av. Tel. Flatbush 1400.

ALL READY TO MOVE IN
Up-to-the-minute 2 family house.
ONLY ONE LEFT.
Steam heated garage. Owner's rent free.
TENANTS AND COAL IN.
Come and see it.
Call Sunday or Tuesday.
REEVE, 528 16th St., Brooklyn, N. Y.

$22,500—Exceptional Bargain
Convenient to Ocean av. cars and Sheepshead Bay station, Brighton Beach Line; fine house, about 12 rooms, 3 baths, hot water heat, electric light, quartered oak trim; also garage; house on corner plot of 106x185. Make appointment.
JAMES THORNDIKE,
Kings Highway and E. 12th St.

HAVE YOU SEEN THEM.
SACKMAN'S modern, easy housekeeping, detached cottages, 7 large rooms, steam, electricity, parquet, heaters, enclosed porch; garage; Brighton Station, 5 minutes. Price $15,000, cash $5,000.
OCEAN AV. AT AV. T.

BOROUGH PARK
Best buy in Borough Park; two 2 family houses, 11 rooms, with all the latest improvements; garage for two cars; price $18,500; terms to suit purchasers; house will rent for $3,000 per annum; now ready for occupancy. For further particulars call Mr. Kald, tel. Blythebourne 2625.

E. 32d, nr. Beverley, 2 & c. brick; location, steam, electric, parquet.
PARTRIDGE, 700 FRANKLIN AV.

VACANT—BARGAIN
2 family stone, West End subway to Fort Hamilton Parkway.
McDOUGALL, 1035 44TH ST., B'KLYN.

Ave. G, corner and garage, $20,000. Steam heat, electricity, parquet, new decorations.
PARTRIDGE, 773 FLATBUSH AVE.

ROSS REAL ESTATE 351 NOSTRAND AVE BROOKLYN, N.Y.

R. E. PATTERSON Specialist in INDUSTRIALS, 837 Manhattan Av., Brooklyn

FLATBUSH Homes, 1521 Cortelyou Road. Geo. W. Egbert. Tel. 14 Flat.

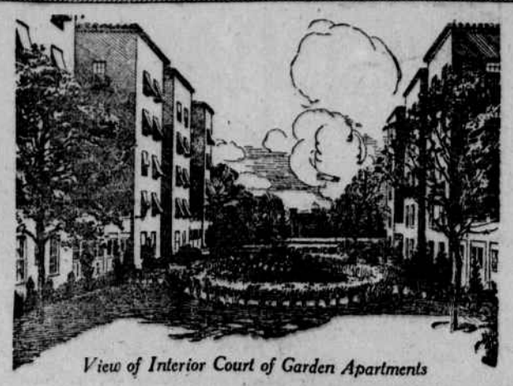
Borough of Queens—Sale or Rent.

SEETH-MURRAY CO. Jamaica Properties 376 Fulton St., Jamaica

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

CITY REAL ESTATE. Borough of Queens—Sale or Rent.

CITY REAL ESTATE. Borough of Queens—Sale or Rent.



View of Interior Court of Garden Apartments

Sunshine in Every Window Every Room an Outside Room

THESE GARDEN apartments at Jackson Heights are built on a unique block plan. A spacious court, beautifully planted, occupies the interior of the entire block. This private park is restricted to use of the occupants. Apartments have a double frontage on street and garden. All apartments have an abundance of sunshine, light and air, while many have built-in porches.

New 4, 5 and 6 Room
GARDEN APARTMENTS
READY FOR OCCUPANCY THIS FALL

It will be well worth your while to investigate the Jackson Heights Plan of Tenant Ownership.

Social and business references required

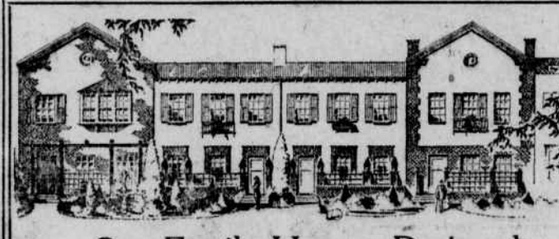
The Queensboro Corporation

Manhattan Office
50 E. 42d St., Cor. Madison Ave.
Telephone Murray Hill 7057

Jackson Heights Office
Op. 25th St. Subway Station
Telephone Newtown 2361

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

22 MINUTES FROM 42d STREET



One Family Houses, Designed For Two Families
Eight Rooms, Two Private Baths and a Two-Car Garage

These houses, which are ideally arranged for one family, were 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; large open fireplace; hardwood double floors; white enamel trim; tiled bathrooms with Mott plumbing; steam heat and electric fixtures. Fifteen minutes from Grand Central subway station and Times Square; five cent fare. Restricted neighborhood. Price $15,000, on easy terms; fifteen year Metropolitan Life Insurance Co. mortgage, with payments, including interest, no more than rent. Do not fail to send for floor plans of these unique houses. RICKERT-BROWN REALTY CO., 52 Vanderbilt av. Telephone Vanderbilt 9484.

Attractive One Family Homes in Hillcrest (Jamaica)
PRICES FROM $11,000 up
Easy Terms
Splendidly and artistically constructed, enclosed porch, 7 rooms, breakfast room, bath, open fireplace, parquet floors, gas, electricity, steam heat; laundry, garage, large plot. Choice residential section.
Ackroyd Ave. near Briarwood Road.
Agent on property or Seeth-Murray Co., 376 Fulton St., Jamaica, L. I.
Phone Jamaica 627.

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 Houses Now Building.
Price $11,000 to $13,000.
RICKERT-BROWN REALTY CO., 52 Vanderbilt Ave. Tel. Vanderbilt 9484.

Colonial brick
with heated garage and private driveway; parquet floors, white enamel trim, hot water heat, tiled bath and kitchen; gas, electricity and sewers; six and seven rooms.
FROM MANHATTAN take Queensboro Subway train from Grand Central Subway station direct to the property, which is one block from Ditmars Avenue station; or take Second Avenue Elevated train to Fifty-Seventh Street Station and transfer to Ditmars Avenue train.
FROM BROOKLYN OR MANHATTAN take B. R. T. Broadway Subway train to Queensboro Plaza station and change to Ditmars Avenue train.
Send for photographs, floor plans and particulars. Brokers protected.
RICKERT-BROWN REALTY CO., 52 Vanderbilt Ave. Tel. Vanderbilt 9484.

THE LAST OF 57 HOUSES ONLY 3 LEFT
$1,000 Cash—Balance $100 Monthly
JAMAICA-HILL SECTION
6 rooms, decorated; tiled kitchen and bath, parquet floors, electric and gas, sewer, awnings, open fireplace. On plot 50x100.
Price $13,500. Must Be Seen to Be Appreciated.
POSSESSION AT ONCE
Henry, Russell & Storms, Builders
12 HERRIMAN AVE., JAMAICA.

NEW ONE FAMILY HOUSE
7 Rooms, All Improvements.
Plot 40x100—Fully Improved Streets.
$2,500 Cash, Balance Like Rent.
OPERATORS ASSOCIATES, Inc.
PARSONS AV. & HYACINTH PLACE, FLUSHING 2924.

$8,250.
One family, frame, detached, six rooms, bath, tile kitchen, electric, parquet, glass enclosed porch; 12x18 garage; cement runways; convenient to Long Island Railroad (Flatbush or Penn stations) and B. R. T. elevated. OWNER, 818 91st st., Woodhaven. Tel. Richmond Hill 5369-W.

New House, on Plot 40x100
Fully Improved Streets,
3 Rooms, Tile Kitchen and Bath
$14,000—$3,000 Cash.
OPERATORS ASSOCIATES, Inc.
PARSONS AV. & HYACINTH PLACE, FLUSHING 2924.

Best in Beautiful Richmond Hill.
Six rooms, tiled bath and kitchen, enclosed porch, steam heat, parquet, electric, decorated; auteway, sewers; immediate possession; easy terms. 101st-53 Walnut st., Lefferts av. station, Walnut st. stairway, Fulton st. "L." LE BEAU, Builder. Phone Richmond Hill 5969.