REAL ESTATE NEWS, CITY AND SUBURBAN

$1,000,000 Lease on East 31st Street—Estate Sells Downtown Parcels.

The six story building at 142-156 East Thirty-first street containing 100,000 square feet of space, has been subleased by Wm. A. White & Sons for the Republic Storage Company, D. C. Griffith president, to an investing client. The lease is for eighteen years and is at an aggregate rental of about $1,000,000. The building is owned by William H. Sealch and was originally built as a garage for John Wanamaker. It has recently been occupied by the lessors as a storage for tobacco. The same brokers recently leased to the Republic Storage Company the six story building of the Coastwise Warehouse Company at 541-545 West Thirty-fourth street extending through to Thirty-fifth street.

Estate Sells Broad St. Buildings.

The Broad-Exchange Company, a subsidiary of The Alliance Realty Company, has purchased from the Cammann Estates the two five story buildings at 35-37 Broad street adjoining on the south the twenty-one story Broad-Exchange Building. The plot has a frontage of 45.9 on Broad street and an average depth of about 106 feet, containing an area of approximately 4,000 square feet. No immediate plans are in contemplation for the improvement of the property as it is understood that the property is leased for several years.

In the purchase by the Broad-Exchange Company, of which Walter T. Rosen is President, Babbage & Sanders were the attorneys for the purchasers. Cadwalader, Wickersham & Taft represented the numerous Cammann heirs, and Cammann, Voorhees & Floyd were the brokers. The sale was an all-cash transaction and the Lawyers Mortgage Company, appreciating the strength and stability of property located in the heart of the financial world, have arranged to make a loan of $250,000 upon the property. The loan, it is understood, will be sold to investors in the form of certificates for small amounts.

Old Roosevelt Parcel Sold.

Charles F. Noyes Company sold for Roosevelt & Son, bankers, to Norman F. Riesenfeld 645 Broadway, a five story building, 25x75. The property has been in the Roosevelt family since 1844 and was sold with possession. The seller was represented by Roosevelt & Kobbe.

Dwelling Sales Reported.

Cammann, Voorhees & Floyd sold for the Fulton Trust Company, trustees of the Henry Wenzel estate, to a client of Wetmore & Magill, 91 Park Ave., a three story residence, 24.8¼x105, near Fortieth street, which is the dividing line between the restricted and unrestricted regions of Park avenue.

Brown, Wheelock Company, Inc., sold for the Clark estate 57 West Eighty-fifth street, a four story dwelling, 17.6x100.5, to a buyer for occupacy. This is the forty-second parcel sold by the same brokers for the Clark estate since the first of the year.

New York Life Insurance and Trust Company sold to Franklin Day the four story dwelling at 25 West Ninety-fourth street, 25.11x94.10.

Houghton Company and E. K. Van Winkle sold the three story dwelling at 176 West Eighty-second street, 16.8x54x102.2 for the estate of William Thurman.

Douglas L. Elliman & Co. sold for Mrs. Theodore J. Toedt, a three story dwelling, 16x98, at 162 East Sixty-second street.

Oscar D. & Herbert V. Dike sold for Frank M. Tichenor the three story dwelling, 14.5x45.9, at 7 Hamilton place.

Julia I. O'Hara sold to Michael McCarthy the three story house at 445 West Eighteenth street, 16.8x92.

Albert H. Stout sold 60 West Forty-ninth street, a Columbia College leasehold dwelling, 22x100; also 60 West Fifty-first street, a four story Columbia College leasehold, 18x100; for the Rothschild estate, 144 and 146 West 136th street, two three story dwellings, 36x100; for Anna C. Stephens, 207 West 137th street, three story dwelling, 18x100; for Electa A. Holmes, 223 West 131st street, three story dwelling, 16x100; for Albert H. Stout and Elsa M. Stout, respectively, 130 and 132 West Sixty-fourth street, two four story dwellings, 46x100.

John S. Fitter sold the three story dwelling at 304 West Ninety-eighth street for Magdalena Becker to Mrs. Norma Von Bach.

Hudson P. Rose Company bought from Mrs. F. Kerr the three story dwelling, 150 West 128th street.

Presents Fine House as Gift.

Daisy Strauss has made a gift to Constance S. Lewisohn of the four story dwelling at 20 East Seventy-fourth street, on a lot 22x102.2, between Fifth and Madison avenues. The house is free of mortgage.

Apartment and Flat Deals.

Millard Veit and I. Willis, with Slawson & Hobbs, sold for Mrs. Valentine Gumprecht 149 Manhattan avenue, southwest corner of 107th street, a six story elevator apartment, fronting 100 feet on the avenue and 55 feet on the street, to a Mr. Kallman.

Byrne & Bowman, Inc., sold for an estate, represented by Lewis S. Marx, attorney, to George A. Molleson the three five story tenements, 73.8x74.6, at 1859 to 1863 Second avenue, southwest corner of Ninety-sixth street; also for Matthew McNamara, represented by Thomas J. Hannon, attorney, the adjoining twenty-five foot tenement at 1857 Second avenue to the same buyer, who was represented in these transactions by Stanley Molleson, attorney.

Hamilton Holding Company sold to James Rensselaer the three six story new law apartments with stores at 2449 to 2453 Seventh avenue and 152 to 158 West 143d street, southeast corner, on plot 160x120.

P. Garofalo sold for Louis Kracker the four story tenement at 309 East 111th street to Gaetano Barone. Albert Erdman represented the seller as attorney.

Oscar D. & Herbert V. Dike sold for Harold C. Candee 76 East 105th street, a five story double flat, 26.6x75.11.

The Merit Realty Corporation sold to Mr. Bwindsky the four story tenement at 145 Park avenue, 27x105. The brokers were Morris Goldberg and Rene H. Karstein.

Sales Revealed in Transfers.

Central Union Trust Company sold to Evelyn Candel the four story store and loft building at 171 Mercer street, 25x100.

Emma E. Bannon sold to Carroll Harjes the plot 100x88.7 on the north side of 169th street, 318 feet west of Broadway.

William H. Archibald sold to William L. Kavanagh the three four story buildings at 319 to 323 East Twenty-third street, 50x93.9.

Louis Lowenstein sold to Ida Pecker the six story tenement with stores at 442 and 444 East 121st street, 41x100x irregular.

Excelsior Savings Bank sold to Michele Annunziatto the four story tenement 417 East 106th street, 25x100.

Caroline Haarje sold to Alice Hoever the five story tenement at 848 Eleventh avenue, 27.3x100.

Abraham Friedberg sold to Abraham Soussi the five story flat at 15 East 112th street, 19x100.

Mormac Realty, Inc., sold to Ralph E. Kleckner the five story flat 309 West 141st street, 25x100.

John F. Lalor sold to William Manske the three story dwelling at 155 East 127th street, 20x100.

Grace D. H. Rice sold to George P. Novak the four story dwelling at 614 West 138th street, 16x100.

Sarah A. Nichols sold to Antonio Querni 224 West 127th street, a three story dwelling, 17x100.

Emma Sauter sold to Harry H. Schulte the three story dwelling at 27 Van Corpear place, Marble Hill, 35x100.

Louis E. Jallade bought from the Y. M. C. A. the four story dwelling at 129 Lexington avenue, 21.10x80, near Twenty-ninth street.

Peter Ludemann sold to John C. Dugan the four story dwelling at 155 West Ninety-eighth street, 15x33.

MISCELLANEOUS LEASES.

Louis Schrag leased for Rudolph Logi the four story building, 20x90, at 288 Seventh avenue, to M. Reinis for eleven years. The lessee will convert the property into store and lofts.

The three story garage, 50x125, at 2906 and 2908 Broadway, has been leased by the W. H. Ebbitt Company for A. H. Levy.

William A. White & Sons leased offices in 56 and 58 Pine street to Marcos N. Bensabat and the United States Corporation Company; in 68 William street to the Wright Gibson Company; in 43 Exchange place to Herbert Schwinn; in 141 Broadway to J. Hilary Keenan, and Walter T. Miller; in 291 Broadway, to the Confederated Food Products Corporation; in 66 Broadway, to Bainbridge & Ryan and Duff Freiday & Co.; in 14 and 16 South William street, to Grosvenor Nicholas & Co., the ground floor and basement; to John J. Cook, the second floor, and to Margaret Sweeney, the third floor; to Walter D. Ramsburgh, the sixth floor in 92 to 96 Bleecker street, and to Francis H. Love & Co., and the Consolidated Supplies Corporation, the building at 15 South William street.

D. & E. L. Mayer, manufacturers of blankets and comfortables, leased store, basement, subbasement and second loft in 8 Washington place, southwest corner of Mercer street. William M. Shackford of Daniel Birdsall & Co., Inc., was the broker.

Harris, Vought & Co. leased a loft in 132 West Twenty-second street to Levine & Friedman; also offices in 182 Broadway to Reiss & Son; in 15 Whitehall street to Todd Shipyards Corporation, Morrisdale Coal Company and Leonard Miller Company.

Bauer, Milbank & Molloy, Inc., leased the fourth loft in 152 West Thirty-first street to Agresti & Scimica, dress manufacturers.

Haggstrom-Callen Company leased space in 119 West Sixty-third street to the Cable Cord Corporation.

Spear & Co. leased floors as follows: In 33 and 35 West Seventeenth street to Beienenzucht Brothers; in 683 Broadway to Tannenbaum Brothers; in 23 Bond street to Syrkin & Cammarata; also in 8 East Twelfth street to Colanceri & Lumia.

Lewis H. May Company leased for People's Realty Company a floor in 35 West Thirty-first street to Carl Mosheim; also for Mary L. Fraser a floor in 18 West Twenty-seventh street to Holmes Electric Protective Company.

Douglas L. Elliman & Co., Inc., leased furnished for Charles B. Howland his four story 16 foot residence at 131 East Seventy-eighth street to L. K. Thorne for the season; also a furnished apartment in 178 East Seventieth street to Mrs. C. S. Rodman, and apartments as follows: In 35 East Thirtieth street to Philip B. Bogate; in 450 Madison avenue to Philip Mangone and to Miss Annabelle Wyrang; in 743 Fifth avenue to E. E. M. Paff; in 1070 Madison avenue to Mrs. J. S. Heanes.

Albert H. Stout leased 933 Sixth avenue, South Shore, to Atlas Economy Stores, Inc.; 933 Sixth avenue, North Shore, to Sam Silver; 255 West Fifty-fifth street, parlor floor, to Charles Lowenheim; 900 Sixth avenue, loft, to Maison Simone; 132 West Sixty-fifth street, four story dwelling; 56 West Fiftieth street, 29 West Fiftieth street, two apartments; 64 West Forty-ninth street, parlor floor; 75 West Fiftieth street, a four story dwelling, and 142 West Sixty-fifth street, a four story dwelling.

Leon S. Altmayer leased the duplex Maisonette at 173 East Eighty-fifth street to Dr. Henry B. Richardson.

BRONX TRANSACTIONS.

Isaac Lowenfeld and William Prager purchased from Pauline Frank and Abraham Fellerman, 2392 Valentine avenue, near 187th street, a five story apartment, 50x115, through L. J. Greenberger.

Harry Cohn purchased from the Adamant Realty Company 1685 Bathgate avenue, northwest corner of 173d street, a six story apartment house with six stores, 100x44.6. Walter E. Phelps, broker.

James L. Van Sant sold to Pasquale Fatella and Pasquale Mayzaro 462 East 185th street, 46x100, a three story frame dwelling, through Frank Utano, broker.

J. Clarence Davies sold for the estate of Sarah Odell to Junius J. Pittman and Martin Kilpatrick, the vacant plot, 50x115, on the east side of Jessup avenue, 500 feet north of Boscobel avenue.

Eugene L. Larkin sold for Julia and Ellen Barry the seven room Dutch colonial dwelling at 3143 Sedgwick avenue, 50x90, near Perot street.

Hudson P. Rose Company bought from the Railroad Cooperative Building and Loan Association the four story apartment house, southeast corner of 235th street and Carpenter avenue.

BROOKLYN-RICHMOND REPORTS

Cary, Harmon & Co., Inc., leased, which it is believed sets a record for rental figures in the history of Brooklyn, for the account of Joseph Balzarini, proprietor of the well known Joe's Restaurant, the two story store building on the corner of Flatbush and Tilden avenues, to the Forman Realty Company for a period of twenty years at a rental which aggregates more than $600,000. There are sixteen stores in the Balzarini Arcade, eight on the ground floor and eight on the upper floor. Cary, Harmon & Co., Inc., have been appointed agents by the Forman Realty Company for the subletting of the entire building to merchants.

Cary, Harmon & Co., Inc., leased for Joseph Balzarini, proprietor of Joe's restaurant, the two story store building corner of Flatbush and Tilden avenues, to the Forman Realty Company for twenty years at a rental which aggregates over $600,000. Cary, Harmon & Co. have been appointed agents by the Forman Realty Company for the entire building.

Bulkley & Horton Co. and M. C. O'Brien sold 697 Park place, a two story dwelling, 17x135, to Charles J. Dunne.

E. T. Newman sold the two family dwelling at 12 Sherman street for the estate of A. Heddy.

Morris C. Hamel sold for Treib & Brotsky, Inc., to Frank W. Astarita the new two family dwelling at 520 Foster avenue.

B. F. Knowles Company sold 34-36 Division avenue, two four story flats for a Mr. Kannel.

Cornelius G. Kolff sold three lots on Lindenwood road, Hillcrest Park, Great Kills, Staten Island, to a Mr. Hibbard.

SUBURBAN TRADING.

Prince & Ripley sold for L. R. Ganung his two family house at 7 Valley road, White Plains, N. Y; also leased for Henry Garrity his property at 40 Ridgeview avenue, White Plains, to Joseph E. Barrett.

J. Clarence Davies sold for Marie Schlenter the frame dwelling, 50x200, at 7 Terrace avenue, White Plains, to Charlotte Horn.

T. J. Terry sold his two family dwelling at 100 Lincoln street, Montclair, N. J. to S. M. Ward who resold it immediately at a profit to John Walling the tenant. Simpson-Merritt Company was the broker in both transactions.

Walsh & Farrell sold for the Shore Bungalows, Inc., at Westholme, Long Beach, L. I., an all-year-round stucco cottage to Edward D. Thornton.

Robert E. Farley Organization sold for Spencer Young his residence at Greenwich, Conn., to William Jay Madden.

REALTY NEWS IN BRIEF.

Lawrence, Blake & Jewell placed for the Seco Holding Corporation a building and permanent loan of $210,000 at 6 per cent. interest, for ten years on its property at 812 Riverside Drive, 111x212x irregular, north of 158th street, for the erection of a six-story elevator apartment house. The rental is estimated at $72,000 per annum. Contract for the building has been awarded to Ely Maran.

D. Chester Noyes, for many years director in Douglas L. Elliman & Co. and, who has been absent in the west for nearly two years, has re-joined the organization.

The coal situation and the new rent laws will be discussed at the meeting of the Harlem Property Owners Association on Thursday evening at 67 West 125th street.

The 500 clocks to be installed in the new Ambassador Hotel, now in process of construction, will be equipped with radiolite hands and dials.

IN THE AUCTION ROOM.

(14 Vesey st.)

By Joseph P. Day.

West 124th st, 63, n s, 177 ft e of Lenox av, 20.1x100.11, three story dwelling; Joseph Shenk against Jennie M Martin et al; Morrison & Schiff, attys; due $2,595.56; to the plaintiff for $11,000.

By Samuel Marx.

Convent av, 6, w s, 40.2 ft n of 127th st, 20.1x47.9x47.2, three story dwelling; Mary E Winthrowte against Ellen Hughes et al; Wm D Murray, atty; due $671.45; to Morris Greenberg for $6,200.

TO-DAY'S AUCTION SCHEDULE.

Bryan L. Kennelly will sell at auction to-day in the Vesey street salesroom, the northeast corner of Amsterdam avenue and 155th street, a vacant plot, 100x125; also 516 and 518 West 151st, a seven story apartment, 50x100; No. 6 Catherine Slip, a four story business building, 20x39.9; at Bound Brook, N. J., 515 West Union avenue, a two and a half story dwelling; 403 High Street, a two and a half story dwelling; 37 Beechwood avenue, a two and a half story dwelling, on a plot 125x165.

At Englewood, N. J., Mr. Kennelly will sell a two and a half story dwelling at the northwest corner of Hudson avenue and Valley View Road, 50x100; at Dunellen, N. J., 418 Washington avenue North, a two story dwelling, 150x225, and at Pluckemin, N. J. the Kenilworth Inn property.

AUCTION BUYERS SNAP UP LOTS AT RIVERDALE

J. P. Day Gets Total of $68,650 for Harriman Realty.

Ninety-eight lots at Riverdale were snapped up by investors at the Oliver Harriman estate sale held in the Real Estate Exchange at 14 Vesey street by Joseph P. Day yesterday. Property in this garden section of the city, which lies west of Van Cortlandt Park and overlooks the Hudson, has always found a ready market, and the result of yesterday's sale was merely another testimonial to the desirability of the district. By 2 P. M. Mr. Day had sold every lot and had received a total of $68,953 for the property, which is located along Riverdale, Delafield, Mosholu and Liebig avenues and West 256th street. The sale, which netted an average of about $700 a lot, was held by order of the United States Trust Company and Oliver Harriman and trustees of the selling estate.

The first lot sold was knocked down to Elliott Brown, son of J. Romaine Brown, the oldest broker in the city. He paid $1,500 for the lot at the northeast corner of Riverdale avenue and 256th street. He was also the successful bidder for the three lots adjoining on the avenue, for which he paid $1,000 each. Other lots in this vicinity went for as low as $350 each. John Homer Reid paid $1,000 each for the two lots at the northwest corner of Delafield avenue and 256th street, and followed this up by purchasing, at $1,300 each, two lots adjoining on the street, an advance of $300 a lot over the corner prices. Other lots along here ranged from $175 to $350.

W. H. Weissager paid $2,000, the highest price at the sale, for the triangular lot, 17.7x89.4x48.2, at the northwest corner of Mosholu avenue and 256th street. Two lots adjoining on the avenue brought $1,300 each. Ten inside lots on Mosholu avenue went for $1,300 apiece. Around on Liebig avenue the prices ranged from $875 to $350.

For the northeast corner of Delafield avenue and 256th street, four lots, $1,000 each was paid. For the first forty-four lots offered on the block on Riverdale and Delafield avenues and 256th street $28,925 was paid.

REAL ESTATE BOARD ELECTS NEW DIRECTORS

Annual Meeting Brings Out Record Attendance.

The Real Estate Board of New York held its annual meeting yesterday for the election of directors and for other business. The attendance was the largest in the history of the board. The directors elected to represent the active members of the board of governors were Stephen H. Tyng (reelected), Clark T. Chambers and Herman LeRoy Edgar. The three directors whose terms expired were Stephen H. Tyng, Walter C. Wyckoff and Mark Rafalsky.

The six continuing directors are Laurence McGuire, David A. Clarkson, William M. Benjamin, Charles G. Edwards, J. Irving Walsh and Walter Stabler.

Election was also held for active associate governors to represent the active associate members on the board of governors. William D. Kilpatrick and Franklin Pettit (the latter being reelected) were chosen. The active associate governors whose terms continue are John M. Stoddard, H. H. Murdock, Robert E. Dowling and William C. Demorest.

At the reorganization meeting, held immediately after the annual meeting, the board of governors convened and reelected Stephen H. Tyng president, David A. Clarkson vice-president and J. Irving Walsh treasurer. Charles G. Edwards was elected secretary.

Resolutions were adopted by the members approving the conduct of the affairs of the board by the board of governors during the fiscal year just ended. The constitution was amended to provide for new classes of membership and in other ways generally for building up the board and expanding its work.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

To Loan, $500,000. | JOHN FINCK | 128 B'way.

Geo. C. Foster, Inc. R. E. & Mortgage Brokers 165 B'way. Cort. 5568.

CITY REAL ESTATE.

148 West 57 ST. GOODWIN and GOODWIN 209 Lenox Ave.
Selling, Management, Leasing.

MANHATTAN PRIVATE HOUSES MORGENTHAU JR. & CO. 11 EAST 59 BROADWAY CORT. 8368

EDWARD J. HOGAN, Real Estate Appraisements
Woolworth Building.

"LET BOSSERT BUILD IT".

From Battery to 14th St., Inclusive.

5-STORY BUILDING
Vicinity Water and Beekman sts., containing about 7,500 sq. ft. Possession of upper part about Feb. 1, lower part on May 1 next.
GEO. R. READ & CO.,
31 Nassau St. 12079 Tel. 3679 John.

2 very exceptional corner loft buildings for sale; one near Canal st., the other near 14th st.; terms to suit.
HENRY TRENKMANN,
187 Lafayette St.
Phone Canal 5515.

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

HEART OF MURRAY HILL.
Excellent 34 foot house,
Including duplex apartment and two simplex apartments and garage.
FRANK L. FISHER CO., 50 East 42d.

55TH ST., NEAR 3D AV.
ONLY $6,000 CASH REQUIRED.
Two five story very substantially constructed cold water tenements. Price $42,000. Long term mortgage. F. B. Robert, 150 Bway.

Above 59th St.—5th Av. to East River.

IMMEDIATE POSSESSION.
E. 65th st., brownstone duplex apartment, all modern improvements; first apartment, 8 rooms and 2 baths, ready for occupancy; second apartment leased at $3,000; reasonable price for quick sale. C. A. BURHORN CO., 1 Newark st., Hoboken. Phone 2141 Hoboken.

Immediate Settlement of Estate
Offers a very attractive purchase 36' 3 story American basement, in the East 70's, well located.
FRANK L. FISHER CO., 50 E. 42nd St.

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

TWO PRIVATE RESIDENCES
WEST 78TH ST.
4 story and basement, 12 rooms, 3 baths; immediate occupancy; $6,000 cash required.
WEST 111TH ST.
4 story and basement, 11 rooms, 2 baths; immediate occupancy; $14,000; easy terms.
HARRY S. BEALE CO., INC.
505 Fifth Av., N. Y. 247 Vanderbilt.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

$20 Secures a $200 Lot
$40 Secures a $400 Lot
$60 Secures a $600 Lot
10% day of sale—20% in 30 days—70% on mortgage
TO-MORROW
at 12 o'clock noon in Exchange Salesroom, 14 Vesey St.
ABSOLUTE LIQUIDATION AUCTION
of the property formerly known as the
Schieffelin Estate
465 Bronx LOTS
On E. 221st to 227th Sts., Inclusive
Laconia Ave., Eastchester Road, and adjacent Streets
JOHN QUINN, Esq., Attorney, 31 Nassau Street
70% @ 6%
60% @ 5%
50% @ 4½%
May Remain On Mortgage
TITLE GUARANTEE & TRUST CO. Title Policies FREE
Savings Bank Books, on proper assignment, and Liberty Bonds, at market value, will be accepted as deposits
Send for Booklet
67 Liberty St., New York City
Joseph P. Day Auctioneer.
Telephone Cortlandt 744.

Bryan L. Kennelly,
Real Estate Auctioneer
WILL SELL AT
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TO-DAY
at 12 o'clock noon at the Exchange Salesroom, 14 Vesey St., N. Y. C.,
MANHATTAN
N. E. Cor. Amsterdam Ave. & 155th St.
516-518 West 151st St.
6 Catharine Slip
AT BOUND BROOK, N. J.
515 WEST UNION AVE.
RIVER ROAD
3 story frame dwelling, with garage; large frontage on Raritan River.
403 E. HIGH ST.
37 BEECHWOOD AVE.
PLUCKAMIN, N. J.
Kenilworth Inn
DUNELLEN, N. J.
418 Washington Ave., North
S. E. Cor. Second St.
ENGLEWOOD, N. J.
Northwest Corner Hudson Ave. and Valley View Road.
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900 Acres, 4 Dwellings
Chester Centre, Mass.
Near the Berkshires,
At Auction
Tuesday, Oct. 26th, 2:30 P.M.
1,400 feet elevation.
Grand views.
N. D. & Dwight Winter, Auctioneers, Springfield, Mass.

CITY REAL ESTATE.

Spuyten Duyvil and Riverdale. Above Harlem River.

Fieldston
Riverdale-on-the-Hudson.
New York City's Most Accessible Suburb.
GEORGE HOWE, 527 Fifth Avenue, N. Y.

Borough of Bronx—Sale or Rent.

JUST COMPLETED
240th St. & Katonah Ave.
20 One Family, 7 Room Houses.
Every modern improvement; construction stucco on interlocking hollow tile; room for garage and vegetable garden; immediate possession. Half block east of Van Cortlandt Park.
AGT. ON PREMISES, OR PHONE 3030 FORDHAM.
DANIEL HOULIHAN, Owner.

Borough of Brooklyn—Sale or Rent.

STOP, LOOK, LISTEN!
$1,500 BELOW NEXT SPRING PRICE.
With no building done this year, the housing shortage is getting worse.
Detached one-family stucco, frame dwelling, just completed; up to date; plot 30x100, with garage; e. s. East 2d st., 105 ft. n. Av. I; shady street, 2 blocks Culver line Av. I subway "L" station; closed porch, sun parlor, extra downstairs toilet, living room, artistic dining room; butler's pantry; maid's room; tiled kitchen and bath with separate shower; four bedrooms upstairs; parquet floors, electric light, gas, instantaneous hot water and steam heat; $13,500; easy terms.
V. P. DONIHEE, Atty., 26 Court st., Bklyn.

READY TO OCCUPY
Brick, frame and stucco one and two family houses; large list. Terms.
Otto Sirger, Kings Highway Station, Sea Beach Subway.

ROSS REAL ESTATE 551 HOSTRAND AVE BROOKLYN, N.Y.
ST. JOHN'S PL., STONE CORNER, $20,000; 10 and 2 baths, steam, electricity, parquet; garage.
FAIRTRIDGE, 700 FRANKLIN AV.

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

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

JAMAICA HILL SECTION
Seven room house; parquetry; electricity; every improvement; steam heat; driveway; price $10,500; one or two other houses at slightly higher prices. HENRY PRICE, 5 Herriman av., Jamaica, L. I. Tel. 127—J.

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REAL ESTATE—OUT OF CITY.

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I. G. WOLF, 1270 B'way, N. Y. Exceptional bargains on the North Shore.
MALBA on the Sound, L. I.—HOMES READY 22 minutes Penn. Sta.
MALBA ESTATES CORP., 217 B'way.
NORTH SHORE REAL ESTATE.
L'ECLUSE, WASHBURN & CO., 25 East 40th St. Vanderbilt 3553.
ROCKVILLE CENTRE Homes & Home Sites Specialists. If it's L. W. Hennings, opp. Sta. for sale we have it.
Harvey Craw, Great Neck Real Estate. 522 5th Av. Vand. 4048.
JEREMIAH ROBBINS, Along South Shore, Babylon, L. I.

Westchester—Sale or Rent.

NEW ROCHELLE
Several Modern Homes
Frame dwelling, 8 rooms, bath, all improvements. Plot 67x144. Price $10,500. Apply N-430.
Clapboard construction, 8 rooms, 3 baths, every convenience. Frontage 159 feet. Price $21,500. Apply N-911.
Wykagyl Park, plot, 100x170. Brick house, 9 rooms, 3 baths, all improvements. Garage. Price $35,000; terms. Apply N-29.
Clapboard residence, 14 rooms, 4 baths, all conveniences. Plot 125x216; Wykagyl section. Price $40,000. Apply N-196. Phone New Rochelle 140.
Fish & Marvin
527 Fifth Avenue, New York.
Telephone: Murray Hill 6526.

NEW ROCHELLE
BEAUTIFUL HOME, stucco on hollow tile, red Spanish tile roof; unexcelled location; 10 rooms and 2 baths, gas, electricity, hot water heat; best of construction; copper leaders and gutters; hardwood trim; large plot with garage. See this and make us an offer as it must be sold. Your own terms.
REYNARD & KRAFT,
206 Huguenot St. New Rochelle.

NEW ROCHELLE.
Great opportunity to buy new stucco Colonial house, 7 rooms, 2 baths, gas and electricity, hot water heat, open fireplace, large enclosed verandas, parquet floors, copper screens, 2 car garage, large corner plot; price $15,500. DRUMMOND, 17 West 42d st. Tel Murray Hill 7828.

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Owner must sell house of 8 rooms, bath, steam heat. Garage. Near station. Sound view. Plot 75x200. Only $15,000.
OLCOTT & EGGER 51 E. 42d St., N. Y. Tel. Mur. Hill 2336.

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AN UNUSUALLY COMMODIOUS ALL-YEAR HOME.
With 11 rooms, 3 baths, all conveniences; suitable for large family; splendid location; fine large grounds, shade, flowers; 10 minutes' walk from the station, 40 minutes to New York; 20 trains daily; for sale at a bargain; location Cranford, N. J. Address TRUSTEE, Room 1822, Aeolian Building, 33 West 42d St., New York.

SELECT HOMES
Along the Lackawanna
E. C. Holmes, Agency,
Summit, N. J. Tel. 1336.

MONTCLAIR
Modern Residence, 9 Rooms, bath, all modern appointments; 2 car garage; fine location.
Price Very Low, $13,000.
FRANK HUGHES-TAYLOR CO.
At Lackawanna Ter. Montclair, N. J.

HUDSON RIVER ESTATE
Immediate sacrifice of $150,000 place. Less than 50 per cent.
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