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A beautiful duplex apartment

10 gorgeous spacious rooms

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$2,100 to $3,500.
Maid and Valet service optional.
Best appointed house of its kind in the city. Facing Manhattan and Central Park. Southern exposure. Park Street.
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A Fine Studio, 2 rooms and bath, north light; skylight; all improvements; $65 month. 55 East 59th.

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163d St. and Teller Ave.
One block from N. Y. Central, Melrose Station; 2 blocks north of 161st st. crosstown.
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BAY RIDGE, 434, 73RD STREET
Apartment, beautifully furnished, 4 rooms, kitchen, bath, together or separately; all modern conveniences; near 4th Ave. subway; $35-$38.

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Living rooms up to 15x25 feet, finished as well as the finest homes; three, four rooms only; in the new, splendid Tennis Place Apartments, by station; two Otis elevators; excellent service; opened Feb. 1; apartments renting now as these are must have unusual merit.

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First or seconds, city or country, improved, unimproved, acreage or manufacturing properties.
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WE have $500,000 to loan on first mortgage at 6% on up to date apartments or new law walkups; principals only.
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From Battery to 14th St., Inclusive.

CORNER Hubert and Greenwich sts., 53x82; vacant; might exchange for small seashore home; price $50,000. DAVIDSON, 103d st. and Columbus av.

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118 CHARLTON ST.—Three story and basement brick Colonial house; price $8,750.
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8TH ST., bet. 5th and 6th ave.—Three 4 story and base. Colonial houses, adapted for alteration studio apartments; sell separately.
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GREENWICH VILLAGE.—Exceptional opportunity to purchase beautiful little dwelling, completely remodelled and redecorated for owner's use at cost of $13,000; very high class and absolutely new; price $17,500; terms. J. IRVING WALSH, 73 West 11th st.

GREENWICH VILLAGE—Three story, basement, brick house, 12 rooms, bath; furnace heat; house in good condition; $18,000; $6,000 cash. AUGHN, 1 Perry st. Chelsea 8520.

LARGE CORNER PLOT, adjacent to new Curb Exchange, suitable for improvement with office building. For further particulars apply to
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NO. 153 WATTS ST.,
between West and Washington sts.; near vehicular tunnel to Jersey; small three story building; possession April. Owner, SAMUEL KILPATRICK, 149 Broadway.

NO. 594 WATER ST.,
between Oliver st. and Catharine slip, three story brick building, $6,500. SAMUEL KILPATRICK, 149 Broadway. Tel. Cort. 2403.

WASHINGTON ST., vicinity Canal, 35x80; possession May 1; price right; suitable terms. DERSCHUCH & CO., 150 B'way.

4TH ST., corner Horatio.—Six story, basement, elevator building; superb light; immediate possession; sacrifice price or will lease; principals. SNOWBER CO., 860 6th av.

55-57 8th av., just south 14th st.; 38 feet frontage; three story building, suitable for business; no leases; price $16,500; terms. J. L. VAN SANT, owner, 119 Nassau, Cortlandt 2506.

357 Canal st.—Store and loftz; possession 30 days; liberal terms. RABELL, 220 B'way.

429 West St. (corner).—Six lots for sale below Gansevoort Market. OWNER, 429 West st.

$10,000 cash; two 6 story cold water tenements; near office; big income. PLANNERY, 23 Duane st.; 1488 Worth.

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A ONE TENANT INVESTMENT.
20th st., near 24 av.—Modern, five story, semi-fireproof store; steam heat; electric elevator; cement floors, &c.; leased for 12 years at $6,000 (low rent). Ten year savings bank mortgage, $16,500, at 5½%. An excellent, care free investment. Owner, WILLIAM D. KILPATRICK, 149 B'way.

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ESTATE OFFERS FOR SALE
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a modern fireproof business
building on W. 46th st., near 5th av.
Particulars to principals only.
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EAST FORTIES, NEAR LEXINGTON AV.
Three story and basement, 20 ft. dwelling, ripe for improvement; beautiful street; for sale or lease for a long term. MAURICE WERTHEIM, 465 Lexington av.

FORTIES, NEAR 3D AV.
25 ft. double flat; only $18,000; $6,500 cash. MAURICE WERTHEIM, 465 Lexington av.

LEXINGTON and 3d av., best block in the 50s, four story, basement, private; price $35,000. HIBSON, 145 E. 34th.

MADISON AVE. BARGAIN,
25 ft. building, suitable business, alteration, vicinity 34th st.; unusual opportunity.
AMES & COMPANY, 26 West 31st.

SUITABLE for alteration into small apartments, Murray Hill section, almost 50 ft. front, only $75,000, $15,000 cash; present rents over $12,000. MAURICE WERTHEIM, 465 Lexington av.

THERE WILL BE
NO BUILDING
FOR MANY YEARS
TO COME.
It is six years since building ceased, and it will be another six before it is in full away again.
Building is an economic impossibility, except at rents far beyond the financial capacity of 80% of New Yorkers. Hence, when a chance like this to purchase at $17,500 (on exceedingly easy terms), well built, well cared for, Astor estate dwellings, it is common sense and wisdom to purchase and enjoy the benefits of these low priced homes. Located in a clean block, 15th st., between 8th and 9th ave., four story, basement and cellar, 14 rooms; leases expire May 1; convenient to subway, "L," surface and crosstown lines; see these houses to-day. No. 345 West 15th st. is vacant, and open for inspection. Apply there, or owner, R. F. KILPATRICK, 132 Nassau st.

WEST 22D ST., 9th and 10th ave.—Four story basement; 15 rooms, 2 baths, furnished; 16.8x100; price $18,500. E. O. KETCHAM, 26 Cortlandt st., New York.

6TH AV. corner, above 42d; splendidly located; store possession guaranteed; priced right; principals. SNOWBER CO., 860 6th av.

17TH ST., between 9th and 10th ave.—Old tenements, 50x92; asking $25,000. AXEL A. OLSEN, 35 Nassau st.

27TH ST., 327 East.—House, front and rear, will sell cheap. Inquire RABE, 204 East 24th st.

23D ST., 162 East.—5 story building, 25x100; building 70 foot. Write U. S. F., 17 East 14th st. Telephone Stuyvesant 1894.

55TH ST., 56 East (Madison and Park ave.).—Four story and basement, with four story extension; possession arranged. PEASE & ELLIMAN, 340 Madison av.

57TH ST., East, near Park av.—For rent from September, 1921, two adjoining dwellings, with frontage of 37½ feet, on a net basis, for a term of 10 years; suitable for alteration into one building for business. For particulars apply to SHILAND, HEDGES & PELHAM, attorneys, 149 Bway.

138 East 16th, 25x100, four story, basement dwelling; suitable for business; extra deep building; possession; asking $34,000; terms. VAN SANT, owner, 119 Nassau st.

Above 59th St.—5th Av. to East River.

ATTENTION, speculators, business men (no tenants) cheapest store property in New York, 3d av., 73d st., corner and adjoining house, 51x80; sacrifice for $55,000 (appraised at $60,000); terms to suit; quick profit realized. WOLFF, 1192 Lexington av. (81st st.).

A private house, bargain (possession), 80s near Park av.; only $28,000. WOLFF, 1192 Lexington av. (81st st.).

EAST 62d St.—Twenty foot well located dwelling for sale to quick buyer; possession arranged. CASSIDY, 206 Broadway.

FIFTH AV., 118th St.—Two desirable, extra well paying apartment houses with 2 stores each; electric light in the halls; in elegant condition; rents $5,100 each, expenses $2,500 each; price $30,000 each.
H. T. WOOD, 220 Broadway.

Park Avenue Section
Apartment House,
Suitable for resale cooperatively.
Good terms. Price right.
GEORGE NEIMAN, 522 Fifth Avenue.

34 EAST 81ST ST.
Five story American basement, three baths, large extension, hardwood floors and electric light; immediate possession; seen any day between 2 and 3. PEASE & ELLIMAN, 340 Madison av.

CITY REAL ESTATE.

Above 59th St.—5th Av. to East River.

SIXTY-SECOND STREET, EAST.
Four story English basement dwelling for sale; 11 rooms and 4 baths; parquet floors throughout; possession at once.
J. A. CASSIDY, 206 Broadway.
Telephone 6942 Cortlandt.

130-132 EAST 76TH ST.
19x102.8 each, two 4 story and basement with two story extensions; immediate possession; will sell together or separately; plans for American basements at our office. PEASE & ELLIMAN, 340 Madison av.

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

ATTENTION—LARGE PROFITS.
Near Broadway, 10 story apartment house; rents over $52,000; leased to one party for $35,000 yearly, with cash security; expenses on lease $17,000; price $240,000.
Fine Broadway corner, large frontage and lot of stores; rents $80,500, which will be considerably more soon; expenses $34,000; price $470,000.
Destirable apartment house with small apartments; convenient to Broadway (103d st.); rents $13,500; expenses $4,800; price $65,000.
Amsterdam av. corner, with stores; rents $16,500; price $96,000.
Desirable corner elevator apartment house; rents $45,000; price $260,000.
Also other bargains, large and small. Send for list.
H. T. WOOD, 220 BOADWAY.

BARGAINS IN PRIVATE DWELLINGS.
Possession May 1, in 120th, 121st and 122d sts., between Lenox and 7th avs.; 11 rooms, all modern improvements; low prices. CHARLES METZGER, 28 East 126th.

BARGAIN on Columbus av.; five story, corner, 100x100; rents $40,000; price $275,000; would consider part exchange. DAVIDSON, 103d st. and Columbus av.

BARGAIN.—Three story private houses; one on 121st; price $13,000; 127th, $11,500; both near 8th av.; easy terms. DAVIDSON, 103d st. and Columbus av.

CENTRALLY located 9 story apartment house, vicinity 86th st. and Broadway; rental $87,000; price $275,000. DERSCHUCH & CO., 150 B'way.

DWELLING BARGAINS.
Near Morningside Park; private block; 10 rooms, with all improvements; immediate possession; price $15,000 to $16,500; terms to suit.
PORTER & CO., 159 W. 125th st.

DWELLING, near West 86th st. subway and "L"; three story and basement; excellent condition; electric light, parquet floors throughout; possession October 1; price $24,000. GEO. A. BOWMAN, 115 West 42d st.

DWELLING, 20x102, West 85th; electricity; $8,000 cash. HINES, 5 Columbus Circle.

FOR SALE—3 story and basement brownstone dwelling, 118th st., between Lenox and 7th av., 20x100, 11 rooms, 3 baths, extension to roof; excellent condition; immediate possession. SMITH, 1291 St. Nicholas av. Phone Wadsworth 2259.

MORNINGSIDE AV. (opposite park).—Two private houses, 17x100 each; possession May 1. ELGAR FEINBERG, 500 5th av., room 410. Telephone Vanderbilt 9640.

RIVERSIDE DRIVE, 126—Near 85th St.
ELEVATOR APARTMENT, 50X100.
Price $150,000. CASH $25,000.
Apply room 203, 1947 Broadway.

RIVERSIDE DRIVE—Dwelling, 25 feet front, 5 story; $40,000. DUROSS, 261 Broadway.

SMALL apartment building, West 72d st., rent long term; excellent terms right party. MOTON REALTY CO., 63 Park Row.

THREE story and basement dwelling, two story extension, two baths, three toilets; 19x99.11. Call owner, 406 West 149th st.

WEST 153D ST.—Apartment house, 7 and 8 rooms each, $100,000. MOTT CO., 367 Fulton st., Brooklyn. Main 4067.

11 W. 95th st.—Dwelling; possession October 1; liberal terms. RABELL, 220 B'way.

76TH ST. WEST, near Broadway—Four story and basement high stoop brownstone house, in perfect condition; 13 rooms, 3 baths, parquet floors, electric lights, hardwood trim throughout; occupied by owner; possession can be given without any legal complication; principals only. Further particulars from
BRYAN L. KENNELLY, INC.
149 Broadway. Tel. Cortlandt 1547.

77TH ST., West.—Three story and basement, brown stone and parquet; electric. Phone 2202 Schuyler.

77TH ST., WEST.—Three story and basement brownstone; electric, parquet. Inquire OWNER, R 381 Herald, Herald sq.

117TH, 361 West (Manhattan and Morningside aves.).—Three story and basement, 10 rooms and 3 baths; possession arranged. PEASE & ELLIMAN, 340 Madison av.

119TH ST., 36 West (between 5th and Lenox avs.)—3 story and basement, high stoop brownstone private residence, 10 rooms and bath; suitable for general alteration into 2 family house; price $16,500; first mortgage $9,000. Inquire HARRY GOODSTEIN, 261 Broadway. Phone 1922 Barclay.

177 W. 88th st.—Dwelling; possession 30 days; liberal terms. RABELL, 220 B'way.

264 W. 93d st., between Broadway and West End av.; 19x100; 5 story American basement; 3 bathrooms, 2 story butler's pantry and bathroom extension; hardwood floors and electric light; modern in every way; immediate possession; seen any day between 10-5. JOSEPH G. ABRAMSON, 46 W. 46th. Tel. Bryant 4094.

$6,000 cash (price $21,000) will purchase excellent 3 story dwelling near Central Park West; good neighborhood; $15,000 first mortgage 3 years 5%. SLAWSON & HOBBS, 162 W. 72d st.

$2,000 cash will buy 10 room dwelling on W. 152d st.; possession; price $10,000, balance first mortgage.
PORTER & CO., 159 W. 125th st.

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

ATTENTION!
Three A1 apartments, one in 146th st. section, near Broadway; price $35,000; annual income approximately $5,000; two in 207th st., in Washington Heights section; price $130,000; joint annual income approximately $24,000; owner retiring; only real buyers will be given particulars. B 168 Herald, Herald sq.

BROADWAY, near 148th st. subway; six story corner, elevator, with stores; 100x150; rents $66,000; price $400,000; $100,000 cash required; actual net income $50,000. WOOD-DOLSON CO., INC., Broadway and 80th st. Schuyler 1100.

BUILD 50x100, block from subway, West 162d, 10 year tax exemption. BREGNY, 212 West 60th.

DWELLING, 3 story high, stoops, 18x100; 11 rooms, 2 baths, steam heat; arranged for two families; immediate possession. JOHN F. LEO, JR., St. Nicholas av. (165th).

HAMILTON PLACE, 107 (cor. 142d).—Nine rooms, 2 baths, newly decorated throughout, electricity; $13,000; $3,000 cash, balance easy payments. Inquire 94 Hamilton place.

HIGH class two family tapestry brick, prewar built; every improvement; five minutes to all transit lines; possession. C 553 Herald, 280 B'way.

ONE and two family houses, Washington Heights. WM. BURNS, 3483 B'way.

PRIVATE DWELLING for sale; very attractive, well located; 11 rooms and 2 baths; electric lights, parquet floors.
W. D. MORGAN, 3573 B'WAY (147TH).

PRIVATE houses for sale, Washington Heights; immediate possession. LINTON, 2324 7th av.

RENTS $12,600. PRICE $64,000.
5 story, nearly 50 ft.; electric light, modern; $15,000 cash; cheapest walkup on Heights; exceptionally good purchase. SLAWSON & HOBBS, 162 West 72d st.

THREE exceptionally good bargains in private dwellings; one 10 rooms, $13,500; one 10 rooms, $10,500; one 10 rooms, near Riverside Drive, $15,000. PARTRIDGE, 3807 Broadway.

TWO STORY TAXPAYER.
Price $95,000; rent $12,000.
W. D. MORGAN, 3573 B'way (147th).

25 FOOT DWELLING,
WELL LOCATED; PRICE $20,000.
W. D. MORGAN, 3573 B'way (147th).

170TH ST., West.—Three family house, store, $15,500; terms. Phone 7290 Barclay.

Borough of Manhattan—Miscellaneous.

APARTMENT site in exclusive section at fraction of usual cost; liberal financing, cooperation in building if desired; unique situation; well worth investigation. R 404 Herald, Herald sq.

ADVERTISING SERVICE.—For $5 I'll write a circular letter so strenuous it will have to bring results. ROSENBLUM, Advertising Expert, 4182 Broadway. Bryant 2653.

ATTRACTIVE house, furnished or unfurnished, for rent or sale. Phone Longacre 3493.

GARAGE, SERVICE STATION,
40,000 SQ. FT. ONE FLOOR; NO POSTS; WEST SIDE. B 336 HERALD, HERALD SQ.

I have several houses, both high stoop and American basement ones, on the West Side above 72d st., that can be bought with $7,000 to $10,000 cash over a first mortgage; some with possession before October 1. Inspection invited for real buyers. J. S. MAXWELL, 3422 Broadway, N. Y. C.

Lots with SUBORDINATION,
Upper Manhattan, 100x100.
GEORGE NEIMAN, 522 Fifth Avenue.

WEST SIDE 8TH AV.—Corner plot, 100x100; will sell whole or part or will subordinate. 499 36 av. Tel. South 5193.

$2,500 to $4,000 cash will buy 3 story and basement private house, West Side near Broadway; long first mortgage; good terms; electric light. OWNER, box 499 Herald, Harlem.

$5,000 cash buys five story double flat, balance on mortgage; easy terms. W. ALASSON ALEXANDER, 505 6th av.

CITY REAL ESTATE.

Borough of Manhattan—Miscellaneous.

$5,000 cash will buy four story dwelling, 18 foot, 3 baths, electric light; price $27,500; close to elevated and subway; mortgage 3 years to run; quick action necessary. SLAWSON & HOBBS, 162 W. 72d st.

Borough of Bronx—Sale or Rent.

A good chance for small investor. West Bronx; on account of need in ready cash in business will sell cheap 4 story new law apartment; 2-5 room apartments; all improvements; rents $4,200; terms to suit. E. H. S., Jr., 539 E. 169th.

A bargain, West Bronx, five story new law corner; all improvements; 3 and 4 room apartments; $16,200 rental; price asking $95,000; no brokers; bargain. 539 E. 169th, Bronx.

BRONXVILLE, N. Y.
FOR SALE—Large stucco house, 12 rooms and 3 private baths, with two car stucco garage; convenient to schools and churches; easy terms. Apply to OWNER, 142 White Plains road, Bronxville, N. Y., or leading agents.

BUILDERS—SPECULATORS.
Southwest corner of Inwood av., 170th st.; thoroughfare traffic street, 1 block west of Jerome av. subway station; over 5 lots on grade; sacrifice for $12,000; very easy terms.
H. T. WOOD, 220 BROADWAY.

BUSINESS PROPERTY,
2685 Third Avenue, next to corner 143d st., Bronx; 3 story brick building, large store and two floors above; building unoccupied; BARGAIN; good business location. NORZ, 331 E. 144th st., corner 3d av., Bronx. Phone 0749-R Mott Haven.

BEDFORD PARK.—Private, brick, improvements; possession. For particulars, apply 2821 Valentine av.

BRONX dwellings, building plots and mortgage loans. P. S. TREACY, 217 Broadway.

CITY ISLAND—Large plot, water front, private beach, boathouse, fruit trees, garden, shade trees; house almost new; hot water heat, tile baths, sun parlors, sleeping porches. 20 Schofield st.

DESIRABLE home plots of one or more lots; East Bronx, near station; price right; terms to suit. A. S. MILLER, 236 5th av.

FIVE story flat house, opposite N. Y. Central Melrose station; price right; net profit over $5,000. 369 East 162d st., apt. 2B.

FOR Sale or Exchange—Four Bronx lots, 100x114, on 229th st., 100 feet south of Carpenter av. P. O. box 82, Nanuet, N. Y.

FIVE story, 50x100; price $54,000; rent $10,700; cash $12,000. EDWARD POLAK, INC., 587 Tremont av.

HOUSE, brick, 11 rooms, 2 baths; concrete garage for 2 cars; in exclusive residential section of the Bronx, 2194 University av; can be seen by appointment only. DANIEL W. COUGHLIN. Tel. Tremont 2222.

HOUSE, 10 rooms; plot, 50x114; East 236 st., one block SUBWAY STATION; bargain; easy terms. Owner, T. J. DALEY, 1688 Bway. Phone Circle 316.

HOUSE, 7 rooms, for sale, East Bronx; improvements; garage space. C 1586 Herald, Bronx.

NEAR WESTCHESTER AV., BRONX.
Charming old Colonial dwelling, 17 rooms, bath, 4 showers; spacious grounds; near subway; suitable for school, club or sanitarium. For further particulars apply
BRYAN L. KENNELLY, INC.
149 Broadway. Tel. Cortlandt 1547.

ROCHAMBEAU AV.—Plot 145x100, near Van Cortlandt av.; excavated; great bargain; price $20,000. SCHUMACHER, 16 Court st., Brooklyn.

TWO elegant plots for investor or builder, facing Crotona Park North, Bronx; bargain; free and clear; act quick. HARRY S. BEALE, 505 5th av.

Borough of Brooklyn—Sale or Rent.

AT Bensonhurst—3 blocks 18th av. station, 35 minutes to New York; 11 room house, fireplace, tiled bath, hot water heat; prewar construction, finest on street; two car garage; lot 80x100. Telephone owner, Bensonhurst 2775 or Bowling Green 7430.

BRIGHTON BEACH—Detached year round bungalow, good water, electricity; 5 rooms, bath, attic, large pantry; garden; A1 condition; 1½ blocks to station; trains to Times Square; 5c. fare. Owner, TITUS, 641 East 169th st., Bronx.

BRICK house, splendid for 3 families, steam, gas, 6th av. near 6th st., $8,700; $2,700 down; balance mortgage with present owner. Apply Room 305, 627 Madison av.

BAY RIDGE—Two family brick for sale; parlor floor and basement; subway; immediate occupancy. B 254 Herald, Herald sq.

CORNER flat, Ralph av., $11,000; rented $1,512. PARTRIDGE, 700 Franklin av., Brooklyn.

EIGHT room detached house, parquet, electricity and driveway, glass and screen porch; convenient to Brighton subway; price $9,500. 1247 E. 10th st. Phone 1896 Midwood.

FLATBUSH—

Why worry over present housing conditions? Rare opportunity to wide-awake homeseekers! High class 2 family duplex house, consisting of 13 living rooms, 4 large storage rooms, 2 separate laundries, 2 separate hot water systems. Most modern steam plant, electric light, floors of parquet and tile; walls painted and decorated or tiled (no papering); 3 bathrooms, separate shower rooms, separate lavatories; enclosed brick and glass porch, double garage; house just finished; immediate occupancy; location, most restricted section in Flatbush, a few minutes' walk to Prospect Park or to either of 2 subway systems, one block from Flatbush av. car; inspection by appointment. Apply to RIGHT CONTRACTING CORP., 1955 Bedford av., Brooklyn, or call at Flatbush 2671 and Flatbush 9043-R.

FOR SALE.

JUST THE HOME YOU HAVE BEEN LOOKING FOR; NEW MODERN BRICK AND HOLLOW TILE DWELLING IN ONE OF THE BEST SECTIONS OF BROOKLYN; EIGHT ROOMS, TWO BATHS; ELECTRIC LIGHT AND STEAM HEAT; ¾ PARQUET FLOORS THROUGHOUT; ENCLOSED PORCH AND SINGLE GARAGE; TO BE SOLD AT SACRIFICE; A BIG BARGAIN FOR QUICK BUYER. OWNER, 735 EAST 4TH ST., BROOKLYN.

FLATBUSH.—Three minutes' walk from Beverly Road station and the Nostrand Avenue Interborough subway, two family brick, 11 rooms, 2 baths, $8,300, $2,000 cash. JOHN R. CLASSON, 1731 Nostrand av., Flatbush 3065. Open Sunday.

FLATBUSH.—Bargains in one and two family houses, investment property, garages, lots for builders; exceptional propositions now available. Telephone Mr. WINKEL, Flatbush 8881.

FLATBUSH.—Two family brick; one-half block Interborough subway station; $8,000; little cash down, balance terms to suit. J. J. CONNELLY, 1192 Nostrand av., Brooklyn.

FLATBUSH—Two family brick; garage space; 11 rooms; $8,000. AMERSFORT PARK REALTY CO., 1674 Flatbush av., corner Avenue I. Midwood 2230.

FLATBUSH.—Three lots, 20x100 each; one block from Flatbush av.; sell cheap or exchange for small house. PEACOCKE, 137 Lawrence st., Brooklyn.

FLATBUSH.—2-family, 11 rooms, electric, $11,000. Phone SULLIVAN, Flatbush 7266W.

FOR SALE—Single detached house, 9 rooms, bath, 306 Fenimore st., Brooklyn.

GARAGE, sell or lease, 200x110; just completed; fine Flatbush location; most liberal terms. J. J. CONNELLY, 1192 Nostrand av., Brooklyn.

HIGHLAND BOULEVARD, 50x250; 12 rooms, bath, electric, parquet; garage; sun parlor. Inquire STAGG, 334.

PROSPECT PARK SECTION—Calder-built 2-family brick, 11 rooms, two baths, two storerooms, electricity, steam heat, hardwood trim, parquet flooring throughout, hot water supply, newly decorated; immediate possession; cash required $3,500. 576 Prospect av., near Prospect Park; telephone 4128 South.

RENT $3,600 YEAR; PRICE $19,000.
Four story double brick apartment house (fine location), steam heat, hot water; real bargain. F 1622 Herald, Brooklyn.

SACRIFICE one family, nine and bath, brick, open plumbing, electric light, 18 ft. 6x100; elegant condition; asking $9,000; no reasonable offer refused; $3,000 cash required. CRAWFORD, 657 Hancock st. Bushwick 5431.

STERLING PLACE, between New York and Nostrand avs., 3 story and basement; choice block; 2 blocks from Eastern Parkway and subway; sell for $13,000. E. C. KETCHAM, 26 Cortlandt st., New York.

ST. JOHN'S PL., 1255 (Brooklyn)—For sale, sacrifice, 6 family house; modern; good condition; $17,500. JOHN P. MALONEY, 27 William st., New York. Broad 7440.

SHEEPSHEAD BAY—Corner property, 75x100; easy terms. WALTHERS, 1612 Shore road.

UNION ST., 1490 (between Kingston and Albany avs., 1 block E. P. subway).—Two family, 2 story, no basement, brick and stone, 11 rooms, shower baths, gas, electric, steam heat, instantaneous hot water heater and parquet floors; possession upper now; can be seen any time; price $14,000, liberal terms. Phone Lafayette 6741.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

79TH ST., 1357.—1-family house, bay window, brick, 7 rooms, all improvements; five minutes from 79th st., West End subway; price $7,800. Phone Shore Road 0589-M.

S. 2D ST., near Berry st.—3 story and basement brick and brownstone; occupied by 3 families; bargain, $9,000. Greenpoint 2472.

Borough of Queens—Sale or Rent.

BROADWAY—FLUSHING.

Several low priced lots, near station. If you buy and build now you will be exempt from taxes till 1932.
WILLIAM F. L'ECLUSE,
173 Steuben st., Brooklyn, N. Y.

BROADWAY-FLUSHING.
Corner, 80x100, block to station; taxes past due; can't pay; bargain for cash; must sell. BREEN, 1067 East 2d st., Brooklyn.

FOR SALE.
Forest Hills Gardens, detached eight room brick residence, 70 foot frontage; billiard room, large sun porch, two open fireplaces, tiled kitchen and lavatory, ground floor; three master bedrooms and two tiled baths on second floor; maid's room, with bath, and storage attic on third floor; price $28,000; cash, $10,000. Boulevard 6386J.

FOREST HILLS GARDENS, 30 Olive place, corner plot, 91x93 irregular; 3 story detached brick residence, consisting 10 rooms, 3 baths; all improvements; will consider selling or renting, furnished or unfurnished. PEASE & ELLIMAN, 340 Madison av.

FLUSHING.
8 room house, fireplace in each room; hot water heat, electric light; on a corner plot, 50x110; in a restricted section five minutes from Murray Hill station; price $14,500. OWNER, 214 Central av., Flushing, L. I.

IMMEDIATE POSSESSION
New house, all improvements, driveway, 6 rooms; glass porch, decorated. Take Fulton st. "L" to Boyd av. station, 1 block south to Dalrymple, corner Canal av.; open for inspection from 2 to 5. G. BAETZ, owner, 375 Fulton st., Brooklyn. Main 1571.

INVESTORS, ATTENTION!
A well known builder will dispose of 5 or 10 up to date one family houses, which will show at least 20 per cent. PLATT & MOUNT, Rockaway Boulevard, corner Hatch av., Woodhaven, N. Y. Phone 5536 Richmond Hill.

LONG ISLAND CITY — 80,000 square feet land, frontage on three streets; high land; no expensive foundation necessary; in unrestricted zone; two blocks from subway station; short freight haul.
Will consider little less than one dollar square foot.
ERNEST A. L'ECLUSE,
25 E. 40th st., N. Y.
Tel. Vanderbilt 3556.

LONG ISLAND CITY.
Plot 125x100, on fully paved street. All assessments paid.
Three blocks to subway station.
Ripe for factory or apartment.
Will take $17,000, half cash.
NAVAHOE REALTY CO.,
25 East 40th st., New York.

Lots WITH SUBORDINATION,
Edgemere, 80x100; $5,000.
FULL commission to brokers.
GEORGE NEIMAN, 522 Fifth Avenue.

ONE family house and garage, large plot. McWILLIAMS, 19 Columbus av., Jamaica.

QUEEN'S VILLAGE, 30 minutes Flatbush or Penn. Station—Seven room house and garage; plot 60x100; steam heat, gas, electric light, tile bath and kitchen, breakfast room, hot water supply, every improvement. J. J. O'REILLY, Orange st. Phone Hollis 6643.

SACRIFICE, 7 room brick, Woodhaven, detached, 30x100; good condition, fine location; cash $1,500. Tel. BUSHMAN, Rich. Hill 3824.

TAX EXEMPT for 10 years if you buy and build your house now. Corner plot 60x100 with water views at Little Neck. Low price to quick buyer.
WILLIAM F. L'ECLUSE,
173 Steuben st., Brooklyn, N. Y.

TAX EXEMPT AND REDUCED IN PRICE.
Walker's ideal homes; 6 large decorated rooms and tiled baths, glass enclosed porches; private driveway and fireproof garages; sewers and up to date in every respect; 161st st. and Rockaway Boulevard, opposite Adelphi Athletic Field and Park; 18 minutes from Penn. Station, 33d st. and 7th av.; Fulton st. "L" road to Rockaway Boulevard station. Office of PLATT & MOUNT.

WOODHAVEN.—Semi-detached house, seven rooms and bath, electric, parquet, enclosed porch; 15 ft. driveway in the rear; price $8,700; cash $3,000. Phone Richmond Hill 7350, Mrs. D.

50 JAMAICA LOTS, $300 EACH.
Rare chance for builder; section well developed with good class small houses; right now for small house development; convenient to 5c. fare and Long Island Railroad. F. W. SCUTT CO., 309 Fulton st., Jamaica. Phone 79.

67 ACRES AT BAYSIDE.
Good buildings; 25 minutes Penn. Station; cheapest in Queensboro. POWELL, 300 Lincoln st., Flushing.

Borough of Richmond—Sale or Rent.

AN all year round bungalow, 5 rooms and bath; hot and cold city water, electric light and other improvements; near private bathing beach and railroad station; on plot 80x100; price $5,800. Apply L. FAWCETT, Eltingville, Staten Island.

FOR SALE
At Fort Wadsworth.
Houses, 8 to 10 rooms, all modern improvements; convenient to train, trolley, churches and schools; in residential section; easy terms to desirable parties. Write for particulars to Lock Box 55, Rosebank P. O.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

AMITYVILLE, L. I.—Modern House, 10 rooms, bath, up to date plumbing, hot water heating system, gas; large barn, chicken house, corn crib, sheds, &c.; buildings good state of repair; shade trees, fruit trees and grape vines; 18½ acres of land, all under cultivation; situated on main cross island hard surface concrete highway. For price and terms address F. J. EDGETT, 345 Broadway, Amityville, N. Y.

At Springfield, L. I., "Just a Love Nest," bungalow, 4 rooms, bath, electricity; $4,000. Other bargains at $4,500, $5,200, $5,500, $5,900 and up. All ready for occupancy and most of them being tax exempt for 10 years. W. Schabehorn, Opp. Sta., Springfield, L. I.

ATTRACTIVE furnished residence, 3 baths; beaut