

STRAWS THAT SHOW TREND OF BUILDING Heavy Movement of Materials Presages an Active Year; Late Realty News.

According to the current Dose Service Daily Building Reports, the movement of basic building materials during the last two weeks eliminates all doubt as to the constructional character of 1921. In the first fifteen days of January this year shipments of cement out of the district surpassing this market...

The movement in structural steel is even better than it was in 1919, which is more comparable than was March, 1920, and the same month. The records of the Bridge Builders and Structural Society, based on reports gathered by its secretary, George E. Gifford, show that during the month of February, 1921, 25,480 tons of fabricated structural steel were contracted for throughout the United States, equivalent to 14 per cent of the entire capacity of the bridge and structural shops of the country. In the same month, 1919, the total was 12 1/2 per cent, with railroads fairly active in the market.

Common brick is passing out of reserve stocks rapidly and moving into actual construction work. Labor difficulties in the brick industry are beginning to develop as producers attempt to bring down manufacturing costs by altering wage scales...

Lumber Shows Big Drop in Price. Lumber suitable for home building has dropped 40 per cent from the peak and is now only about 25 per cent above the pre-war delivery prices. Sanitary tile manufacturers have turned their producing power on full...

The window and plate glass department say that the new window glass is being produced in the building market in quantities far exceeding the requirements of the industry and his factories are already swamped with orders.

Other Deals in Manhattan. Alexander Selkin, David Mintz and Louis Epstein sold for Harlan Construction Company the Monte Cristo apartment building at 1234 street...

New Theatre Project in Bronx. H. H. Weisker sold for Frederick Brown to the S. & L. Building Corporation, Samuel Minkoff, president, the northeast corner of Kingsbridge road and Jerome avenue...

MISCELLANEOUS LEASES. Leases totalling nearly \$1,000,000 have been closed in the Times Square section by Weid & Szydym, Inc. including the twelfth floor in the Knickerbocker building...

FOR SALE. This beautiful home at Elmhurst—three minutes' walk from subway. Only 15 minutes to Penn Station via L. I. R. R. Plot 100x208. \$35,000. Terms favorable.

GREAT HOUSE BARGAIN. Owner sacrifices house, large plot; wide boulevard; fine surroundings; near station; decorated modern up to date style and art; artistic decorations; fireplace, tiled baths and kitchen; parquetry; garage space.

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent. A Real Home For a Family.

See Gate, N. Y. Harbor. Attractive new dwellings, 10 rooms, 2 baths, hardwood trim and floors, steam heat, electric, central heating, etc.

Brooklyn Transactions. Realty Associates sold to William E. Donavm a two story store and flat, 20x70.9 at 342 Livingston street.

STATEN ISLAND MARKET. Moffatt & Schwab sold for Mayer Rosenholz the Landron property known as 113 Broadway, Staten Island.

Newark Transactions. Louis Schlesinger, Inc. sold 54 and 55 Linden Street, Newark, N. J.

Suburban Trading. Percy Aldridge Grainger, the celebrated pianist and sensational wonder in his profession, purchased the Mabel Frigate, Cromwell, New York.

CITY REAL ESTATE. EDWARD J. HOGAN, Real Estate Appraiser. From Battery to 14th St. Inclusive.

OUT OF TOWN BUSINESS HOUSE. REQUIRING 12,000 SQUARE FEET CAN PURCHASE WELL LOCATED MANHATTAN PROPERTY.

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BUSINESS PLACES TO LET. Above 14th St. to 20th St. (Inclusive). East River to North River.

LOCATED in the heart of New York at Broadway and 42nd St., Times Square, midway between Grand Central and Pennsylvania R. R. Terminals.

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APARTMENTS—FURNISHED. STUDIO—Incorporate kitchenette arrangement, bath; artistically furnished; piano; high class; suitable for family.

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FURNISHED ROOMS TO LET. 78th St., West—Large, sunny room for gentlemen; \$18 weekly, or for two \$30 weekly; use of bath; high class elevator apartment with private family; references required.

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Knickerbocker. The units of space include individual offices (18x7 sq. ft. and up), suites and entire floors (9,433 sq. ft. up), with light on four sides. There are still available 2 ground floor stores on Broadway. The entire second floor has full length windows and is ideal for retail purposes.



occupancy May 1st. The Knickerbocker Equipment is modern in every respect. There are 8 Otis (overhead traction) express elevators. Rental includes heating, cleaning and general office service.

Phone Bryant 3842 KNICKERBOCKER FORTY-SECOND ST. CO., Inc. BROADWAY at 42nd Street

CITY REAL ESTATE. Borough of Manhattan—Miscellaneous. PRIVATE house for sale, by complete apartment; basement should be altered in two apartments; all occupied. STEEDMAN, 7 Pine St.

BUSINESS PLACES TO LET. From Battery to 14th St. Inclusive. BROADWAY space, private offices, desk room furnished, optional; reasonable. Phone North 923.

Lofts—Stores—Buildings. Merchandise, light, dark, large selections. All sizes. LOUIS SCHRAG, 142 W. 23d St. BROADWAY CORNER

APARTMENTS—FURNISHED. BACHELOR APARTMENTS. Furnished and Unfurnished. 210 WEST 44TH ST. Westover Court, Times Sq. District.

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent. C. E. H. VOLKER, American av. and 82d St. 8 room house, steam heat, gas, good condition.

OFFICES. 15 East 40th St. Few Units Left. For May 1st 137 to 2100 Sq. Ft. Moderate Rentals. Stafford Bros., Inc. 26 W. 44th St.—Vanderbilt 3345

PENN. TERMINAL BLDG. 7th Av., 30th to 31st St. OFFICES FLOORS Salesrooms STORES. Moderate Rentals. No Manufacturing. REGENT REALTY CO. 33 W. 42d St., or Your Own Broker, Apply From 9:00 to 5:00 P.M. Daily

Suburban Homes Wanted. Modern 2 family house, rent or buy, radius 10 miles. Grand Central. Immediate. BOND, 27 E. 7th.

WASHINGTON SQUARE SECTION. 138 MACDONALD ST. To let, studio, suitable for 2 rooms and bath; all improvements, apply on premises or LEOPOLD FORNINO, 552 West Broadway.

GRAMERCY PARK. 8 ROOMS, 2 BATHS. A very choice corner apartment unexpectedly in stock from \$125 to \$150 per month. Window frontage, Park privileges procurable. C. 601 Herald, 280 Broadway.

GRAMERCY PARK—To rent May 1 entire top floor, without parking, including skylight; three baths; see dry time. Particulars address ABNEY, 7 East 90th St. 30TH ST., 6 and 8 East 90th St. Two rooms and bath.

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