APARTMENTS — UNFURNISHED.

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

111 WEST 68TH ST.
Just completed modern apartments of
1-2 Rooms and Bath
Ready for occupancy. Apply premises or
BERLIN RENTING AGENCY
Broadway, Corner 162d Street.

115 WEST 117TH ST.
New Law Apartments.
2 Room Apartments.
All improvements. $75 per month.
Ready for occupancy about April 15th.
Inquire on premises.

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

Ready for Occupancy
ELEVATOR APARTMENTS
Overlooking the Hudson.
Beautiful Homelike Dwellings. Every Modern Improvement.
NEW BUILDING
720 WEST 170th ST.
S. E. Corner Haven Ave.
3-4-5 ROOMS
Exceptionally well arranged suites.
Representative on premises.
CHAS. S. KOHLER, INC.
1428 St. Nicholas Av. Wads. 9060

JUST COMPLETED
READY FOR OCCUPANCY
FT. WASHINGTON AVE.
S. E. CORNER 173D ST.
Highest class elevator apartments, beautiful rooms, containing every improvement; avenue under supervision of Park Department; several apts. for rent in
3-4 & 6 Rooms, 1-2 Baths
AGENT ON PREMISES
Charles Berlin Renting Agency
BROADWAY, CORNER 162ND ST.
141 EAST 17TH ST.

2 NEW BUILDINGS
RECENTLY COMPLETED
559-565 W. 188TH ST.
Near 191st St. Subway Station. 5th Ave. Bus. Passes Property.
3-4 ROOMS, $75-$95
F. J. McMAHON CO., Agents
1438 St. Nicholas Ave., Cor. 182nd St.

Borough of Bronx.

MELROSE COURTS
GARDEN APARTMENTS,
ONE-HALF RENTED.
163d St. and Teller Ave.
One block from N. Y. Central, Melrose Station; 2 blocks north of 161st st. crosstown.
4, 5, 6 & 7 ROOMS $92 to $145
Apply on premises.
NIEWENHOUS REALTY CORP.
316 East 161st St.

New Building
Ready for Occupancy
5 ROOM APARTMENTS
Block Front Concourse, 171st-172d sts
All Modern Improvements.
2 Blocks East of 170th St.
6th and 9th Ave. L Station
Lex. & Jerome Av. Sub. at 170th St.
Reasonable Rentals.
Agent on Premises.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND.
REAL ESTATE MORTGAGES.
115 BROADWAY. PHONE RECTOR 2267.
For money on Second Mortgage on high class property only, any amount, apply to GEORGE NEIMAN, 522 5th av.

LARGE amount of money to loan on real estate; very reasonable terms; quick answer. PLANNERY, 23 Duane st.

MONEY FOR MORTGAGES.
City—Country—Improved—Unimproved.
COLT & CO., 300 MADISON AV.

WANT $4,000 each on six brick dwellings near Madison; conservative value $9,000. SCULLY & CO., 57 East 125th.

$20,000 FIRST mortgage wanted Harlem tenement. H 1454 Herald, Harlem.

CITY REAL ESTATE.

D. REMPNER & SON, INC.
Real estate in all its branches.
522 5th av. Murray Hill 4015.

EARLE & CALHOUN, Real Estate.
212 West 72d st. Tel. 5116 Columbus.

MONEY wanted for exempted and liquid loans. RICH INVESTMENT EXCHANGE, Westfield, N. J.

PROPERTIES of the better class. SAMUEL A. KELSEY, 229 West 137th st.

THE QUEENSBORO CORPORATION,
50 East 42d st., cor. Madison av.

CITY REAL ESTATE.

From Battery to 14th St., Inclusive

CORNER SIX STORY BUILDING, $50,000. Electric elevator; immediate possession; magnificent light; reasonable mortgage terms. See Horatio st. at 8th av. SNOWBER & CO. (sole agents), 860 6th av.

GREENWICH VILLAGE SECTION, 118 Charlton st.—Three story and basement brick Colonial house; price $8,750. PEPPE, WASHINGTON SQUARE.

HUDSON ST., 526—Four story basement and cellar, brick; three upper floors apartments; basement and first floor, business; no leases. Apply owner, E. WESTON, 29 Bethune st. Phone Watkins 9871.

WEST 11TH ST., NEAR 6TH AV.
Three story and basement dwelling, 23x100; excellent location; desirable house; low price for cash.
DUROSS CO., 155 West 14th st.

WASHINGTON SQUARE section; to lease, term of years, four story and basement 25 foot dwelling; very high class; 20 rooms, three baths; rental $3,500 net. J. IRVING WALSH, 73 West 11th.

WASHINGTON ST., vicinity Canal, 35x80, with possession; asking $37,500; suitable terms. DERSCHUCH & CO., 150 B'way.

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

BARGAIN—Near 23d st., 8th av., 5 story triple flat, 25x100; asking $4,000, rental $4,800; must be sold to close estate. H. V. MEAD & CO., 397 8th av.

BUILDING, 356-8 W. 27th st., 44x6x100, 3 story basement, $500 month net; 10 years lease. Owner, 112 W. 31st. TULLY.

EAST 58TH ST., near Sutton place—5 story, 4 family house; can be purchased at a bargain; price $30,000; easy terms. R. TELFAIR SMITH, 11 East 10th st.

GREAT SACRIFICE.
51st st., near Broadway,
121x100 elevator apartment house.
Rents for about $62,000.
Price, $340,000; good terms.
OWNER, 9 WEST 120TH ST.

VICINITY of Hotel Waldorf, 7 story single building, with elevator; suitable for business or hotel; price and terms reasonable; possession. ROGERS, 345 Lexington av.

19TH ST., BET. 5TH AND 9TH AVS.
Three story and basement dwelling, suitable furnished rooms or boarding house; price $17,500; cash $5,000; possession.
J. ARTHUR FISCHER, 690 6th av.

$120,000, cash needed, buys cheapest modern building, 4th, 5th av. vicinity; principals. Snower & Co., 860 6th av.

CITY REAL ESTATE.

Above 59th St.—5th Av. to East River.

BUILDER'S OPPORTUNITY.
East 81st st., near Park av., unusual site for alteration or improvement; plot 100 ft. front, extra deep; possession guaranteed; terms.
M. MORGENTHAU, JR., CO., AGENT,
206 Broadway. Cortlandt 3966.

FOR SALE—In Yorkville, two triple flats, excellent condition; price $80,000; owner means business; only stationary ranges and boilers. DUFF & CONGER, INC., Madison av., 86th st.

SOUTHWEST corner 128th st. and Park av., building plot 20x100. RABELL, 220 B'way.

54 E. 81st st.—5 story American basement and 3 baths; large extension; hardwood floors and electric light; immediate possession; seen any day between 2 and 3; price $52,000. JOSEPH G. ABRAMSON, 46 W. 46th. Bryant 4094.

79TH ST., 130-132 E.—19x102.8 each, two 4 story and basement, with 2 story extensions; immediate possession; will sell together or separately. Price $52,000 each; plans for American basement at our office. JOSEPH G. ABRAMSON, 46 W. 46th; Bryant 4094.

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

ATTENTION—LARGE PROFITS.
Vicinity of Broadway, 50th st.—Elevator apartment house, 4, 5 and 6 rooms; rents $51,000, price $180,000.
Vicinity of 5th av. 50th st.—Apartment house; rents $13,600; price $85,000.
Convenient to Broadway, 103d st. subway station—Apartment house, 3 and 4 rooms; rents $13,500; expenses $4,600; price $65,000.
Vicinity Broadway, 110th st.—Apartment house, 5 and 6 rooms; rents $15,700; expenses $6,300; price $86,000.
Vicinity Broadway, 135th st.—Apartment house, 4 and 5 rooms (no heat); rents $8,500; price $47,000.
Fine, large Broadway corner elevator apartment house, having 2s, 3s, 4s, 5s and 6 room apartments and 12 stores; rents $83,000; price $475,000.
Also other bargains, large and small. Send for list.
H. T. WOOD, 220 BROADWAY.

AMSTERDAM AV. (near 92d st.).—Five story double flat with stores; price $45,000, rent $6,000. JACOB J. TABOLT, 558 8th av.

A bargain in the W. 80's: 20 foot four story 14 room house; possession any time; owner leaving town. W. O., 193 Herald, Fulton st.

BARGAIN—Walkup apartment houses (Central Park West); price $70,000; 5% mortgage, $35,000; rents low; $11,700. Owner, 156 South 140th, Rockaway Park.

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 W. 42d st.

DWELLING, West 97th st.; $2,000 cash required; possession immediately. SHARUM, 170 Broadway.

DWELLING, 93d st., near Broadway; sell cheap; immediate possession. OWNER, 6765 Columbus.

FOR RENT OR FOR SALE
36 WEST 84TH STREET.
IMMEDIATE POSSESSION.
Furnished house, three story basement and extension, parquet floors, electricity. Owner on premises. Phone Schuyler 9011.

FOUR story and basement, lower West 80's, 14 rooms, four baths; electricity, parquet; a perfect rooming house; $26,500. COUGHLAN & CLISBY, 200 West 72d.

IMMEDIATE POSSESSION.
120th st., near Lenox av., 3 story and basement brownstone dwelling, suitable for doctor's, dental office or private use; 10 rooms, 2 baths; parquet flooring and electricity throughout.
SHAW, ROCKWELL & SANFORD,
1 West 120th st.

NEAR MORNINGSIDE PARK — 3 story brownstone dwelling, 10 rooms, 2 tiled baths, electric lights; immediate possession; price $16,500; terms.
PORTER & CO., 159 West 125th st.

TO CLOSE ESTATE,
Seventh av. corner elevator apartment, below 125th st., 100x100, 4 story, excellent fine condition; rent $45,000; price $265,000, free and clear; 20 per cent. cash and balance one mortgage.
PORTER & CO., 159 West 125th st.

THREE story and basement; size 18x100; free and clear; electric lights, 1 quiet; immediate possession; estate will sacrifice at $16,500; cash $4,000. COUGHLAN & CLISBY, 200 West 72d st.

THREE story and basement, West 71st st.; hot water heat, electric lights, parquet throughout; in perfect condition. COUGHLAN & CLISBY, 200 West 72d.

VACANT DWELLING.
Exceptional bargain, private block below 125th st., 20 ft. wide, 11 rooms, tiled bath; price $17,500, easy terms.
PORTER & CO., 159 West 125th st.

WE OFFER THE FOLLOWING EXCEPTIONAL HIGH CLASS PRIVATE DWELLINGS AT A VERY SEASONABLE FIGURE:
77th st., opposite American Museum of Natural History; 24 feet wide, 4 story and basement; very deep house, in perfect condition; asking $65,000; very reasonable terms. This is a real bargain.
Riverside Drive, lower 70s; 25 foot American basement; handsomely decorated; majority of walls hung in silk; exceptional value; can be bought under $75,000.
WOOD, DOLSON CO., Inc., B'way & 80th st.

WEST 78TH ST.—For sale, 13 rooms, 3 baths, butler's pantry, foyers, parquet floors, electric light, redecorated throughout; under $29,000; excellent income or residence. Owner on premises. Phone Schuyler 6185 or E 122 Herald, Herald sq.

11 WEST 95TH ST.—Dwelling; possession October 1. RABELL, 220 Broadway.

93D ST., 264 W., between Broadway and West End av.; 19x100; five 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. Price $36,000. JOSEPH G. ABRAMSON, 46 W. 46th. Tel. Bryant 4094.

84TH ST.—43 WEST—84TH ST.
To wind up estate must sell four story and basement brownstone residence; excellent condition; price $33,000. Call on premises or phone Owner, Schuyler 4633.

177 WEST 88TH ST.—Dwelling; possession 30 days. RABELL, 220 Broadway.

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

BEAUTIFUL two family brick, finest construction and most satisfactory type; all light and air, high, and splendid views; excellent transit facilities; possession. C 720 Herald, 280 Broadway.

BUILDERS—Two lots, 169, just west Broadway. CURRY, 327 East 58th.

DWELLING.—Immediate possession entire house, arranged 2 families; 10 rooms, 2 baths; electric light; permanent side light; near St. Nicholas Ave. 163d; rear porch; nice yard; price $13,500; lowest terms arranged. Key at RYAN & CO., 142 West 125th.

DWELLING, 10 rooms; electricity; lot 50x100; West 228th (Manhattan); $11,500; immediate possession. Particulars, HUGHES, 322 West 42d.

FOUR STORY American basement, limestone front, private house; near City College; 12 rooms, 3 baths, electric light; attractive terms and can be purchased very cheap. Address EARLY POSSESSION, 1183 Herald, Harlem.

FOUR lots, southeast corner 178th st. and Fort Washington av.; 3 stories, basement, house; garage, carriage house; good for permanent home or building purposes. OWNER, Suite 415, 1499 Broadway.

PARTNERS' quarrel makes it possible to sell two 5 story single flats, 27.6x95; one 7 and one 8 room apartment, facing park on St. Nicholas av., near 149th; steam, electric light; Title Co. mortgage $20,000; rented monthly, $6 a room; $6,114; price $37,000; brokers protected. RYAN & CO., 142 West 125th.

PRIVATE DWELLING AT 150TH ST. and Convent av., 8 rooms and bath; furnace heat; will sell cheap to suit; rental $1,500; immediate possession. L. J. PHILLIPS & CO., 148 W. 72d st. Columbus 1833.

RENT $11,800; PRICE $58,000.
5 STORY 50 FT. APARTMENT; 2-4—2-5.
ARTHUR R. SHAW,
4052 BROADWAY.

SPECIAL bargain, 8 story fireproof, near Broadway, 145th, $375,000; rental $50,000; terms.
JOHANNING, 54 Morningside av. (117-118).

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

4 LOTS—FORT WASHINGTON AVE. AND 183D ST., HIGHEST ELEVATION, ADJOINING PARK, WILL BE SOLD CHEAP; EASY TERM. F. W. BRUNSWICK, PHONE FITZ ROY 3727.

$20,000 Cash—Five story, 55x100, with store and 5 apartments on a floor; best business avenue.
W. D. MORGAN, 3573 B'way (147th).

Spuyten Duyvil and Riverdale. Above Harlem River.

COUNTRY home in the city; finely furnished house in Riverdale on Hudson for rent from June 15 to September 15; 5 master and 3 servants' bedrooms; also garage; rental $1,800. Phone Kingsbridge 224.

FOR SALE—In Beautiful Riverdale section of New York city, 261st st., 1 block to Broadway and Van Cortlandt Park; recently completed; terra cotta, stucco, 2 family house; 6 rooms, including sleeping porch, each floor; all improvements; price $21,000; about $4,000 cash; balance easy terms; tax exemption 10 years. BROOKS & GEORGE, 29 West 34th st. Fitzroy 1880.

CITY REAL ESTATE.

Borough of Manhattan—Miscellaneous.

I HAVE a 16x100 three story private house for sale because of absence from city and cannot use it; will sell cheap; possession probably by May 1; adjacent Broadway subway station, upper West Side; $3,000 cash and 4 year first mortgage. Address DECIDED BARGAIN, 1123, Herald, Harlem.

INVALID, ordered West by physician, must dispose of corner apartment house, 6 story, 75x100; elevator; small amount of cash. J. B. 1489 Herald, Harlem.

REAL estate men or broker's opportunity; private office or desk room in well located real estate office on avenue; telephone, stenographer; reasonable. WILLIS, 2033 7th av., near 122d st.

REAL estate man wants an associate who has an established business in this line. H 1445 Herald, Harlem.

TWO 7 room new stucco houses, all improvements, 30 minutes Park Row, $7,000, cash $750; also two 1 family, $6,500. RITCHIE, 49 Chambers st.

Borough of Bronx—Sale or Rent.

A TWO FAMILY HOUSE,
immediate possession; two car garage; 6 and 7 room apartment; parquet floors, French doors, paneled walls, built-in showers; electric, steam, hot water; everything new; a perfect house at a reasonable figure. 17 Minerva place, near 198th st., west of Concourse. Owner on second floor.

A TWO FAMILY CORNER.
High class stucco building; two car garage; 12 rooms, all improvements, sun parlor, north Bronx, block to subway and elevated; exceptional proposition; terms arranged. 219th st., corner Willett av. Telephone 3438 Olinville. Owner first floor.

BEAUTIFUL frame house belonging to an estate, two and a half stories, on a plot 100x133, consisting of 10 rooms and 2 baths, located at 162d st. and Woodycrest av.; excellent neighborhood and transit facilities; immediate possession. Interested parties will kindly apply for further particulars to SAMUEL MARX, 115-117 W. 256 st., N. Y.

BUILDER'S Opportunity—Plot 50x100 on Basset av., good location, suitable for dwelling or garage; price $3,000. Apply to B. DUJANY, 555 West 44th st.

BARGAIN—1407 University av., 9 rooms, hollow tile, and garage; tax exemption for 10 years; $13,500; commutation 9c. JONES, telephone 0281 Tremont.

BRONX REAL ESTATE.
Corner lot for sale, 66x100, Crotona Park East and Suburban st. J. STRAUSS, 226 Seaman st., New Brunswick, N. J.

BARGAIN!—Two lots, Ogden av.; no rock; sacrifice both $3,250; brokers take notice. PITTMAN, 2524 Creston av., Bronx.

CHOICE CITY PLOT, $5,000.
$5,000 buys University Heights plot, 37½x110 feet, near Hall of Fame, suitable 2 or 3 family or private house.
MISS LEWIS, 17 West 47th.

COMFORTABLE home, Mount Vernon; 6 room single family; immediate possession; electric lights, hot water, hot air furnace; $7,000. OWNER, 1372 Plimpton av., Highbridge.

ELEGANT 2½ story frame building, with cellar, located southwest corner Mount Hope place and Morris av., 11 rooms, all modern improvements, parquet floor; house newly renovated inside and out; plot 32.7x95; space for garden and garage; open for inspection Sunday, 9-6. LEO LEVINSON. Phone Fordham 1069.

FOR SALE—709 E. 183d st., rent $2,220; three monthly tenants; this property for sale to close out a partnership; a bargain, $13,000. Apply C. W. ROTH, 63 Wall st., N. Y. C.

IF you have $17,500 to invest in apartment property, write for particulars of property I can sell cheaply, if sold at once; this proposition is worth investigating; letters only answered.
FRANK S. WHALEN, 391 East 149th.

JEROME AV. lots for sale; we will build for purchasers; call and investigate; take Jerome av. subway and Yonkers trolley; office on the property, opposite Empire City Park. Write for information, BELHOLM BUILDING CORPORATION, room 620, Proctor Building, Yonkers, N. Y. Phone 4788.

NEAR West Bronx (Yonkers)—Lots $490; terms; building loans. BELDEN, 213 W. 125th.

ROCHAMBEAU AV.—6 lots, excavated; subordination price $20,000.
SCHUMACHER, 16 Court st., Brooklyn.

SIX story new apartment; rent $13,000, price $65,000; four story flat with store, $19,500. FRIEDMAN, 3589 3d av.

TWO splendid high located houses, tax exempt, up to date, 8 rooms, cheap at $12,500; $2,500 cash, large plot. Apply Inn, Boston and Eastchester roads, afternoons.

TWO, four or six lots for sale on Westchester av., fronting St. Lawrence av. station; opposite Astor property; free and clear.
O'MAHONEY, 30 Old Broadway.

10 rooms, bath, $6,950; 163d st.; $1,450 cash; balance easy; street 100 feet wide; could make store; sacrifice. ELLIOTT, 154 Nassau st.; Beekman 2685.

Borough of Brooklyn—Sale or Rent.

A BARGAIN—Must sell at once large 8 room detached house, electric light, heat, newly decorated, garage; plot 40x100; price $8,500. 598 E. 51st st. Flatbush 6778J.

BAY RIDGE, 927 74th st., east of McKinley Park, up to date cottage, on plot 40x100, 9 large rooms, 2 baths, electricity, steam heat, parquet floors, large porch, open fireplace, Colonial style, tile kitchen, room for garage, restricted section; must be seen to be appreciated; will decorate to suit; will sell on easy terms; price $15,000. Apply 923 74th st., next door.

BAY RIDGE up to date one family semi-detached house with garage; location 82d st., near 7th av.; 6 rooms and bath, electric light, parquet floors, glass enclosed front porch; read, for occupy; price $3,750 cash or more cash on easy terms. NORMAN ANDERSEN, 5317 5th av., near 54th st.; 1721 3d av., near 78th st. Sunset 3401 and Bay Ridge 622.

BEAUTIFUL detached home, stucco and frame construction; double garage attached; 10 rooms, 2 baths, 3 toilets, enclosed porch; sleeping porch; everything high class and up to the minute; terms arranged; corner plot. GEORGE W. EGBERT, 1521 Cortelyou Road, at Brighton subway. Phone Flatbush 14.

CAPT. MILES O'REILLY'S late residence, 775 Quincy st., Brooklyn; 2 story and basement, brownstone; suitable for two families; free and clear; price $10,000; can be seen Sunday, Monday, Tuesday and Wednesday, between the hours of 12 noon and 6 P. M. this week. THOMAS R. O'REILLY, Administrator.

CORNER house on Glenwood road, Flatbush; garage; electricity; 10 large rooms and bath; newly decorated; plot 45x107; $15,000; cash $5,000. Seen by appointment only. Beekman 8589.

DETACHED stucco front house, 6 rooms, enclosed porch, steam, electric; garage; $9,800; bargain. 1089 E. 4th st., Brklyn; 45 minutes Times square; seen 1 to 4, also Sunday.

FINE brick house in heart of Flatbush; porch and all improvements; 10 rooms, 2 baths.
Upper floor, 3 rooms and bath, rents $100 month.
Immediate possession; price $17,000. Phone 9789 Flatbush.

FLATBUSH.—For sale, Prospect Park South, detached house, 50x100, in a highly restricted neighborhood, well built, eleven rooms, perfect condition; exquisite bronze pictures; near Prospect Park and Church ave. and subway express; 15 minutes to Wall st. on B. R. T. Possession May 1. Owner leaving city; price $24,000; seen by appointment. Flatbush 7015.

FLATBUSH—Two family brick, 11 rooms, 2 baths, windows in all rooms, parquet floors in dining rooms and parlors; 5 minutes walk from Beverly road subway station; $10,500; $5,000 cash; possession whole house May 1. JOHN H. CLASON, 1731 Nostrand av., Flatbush 5035. Open Sunday.

FLATBUSH bargain, two family frame, detached, 13 rooms, two baths, electric lights, hardwood floors; plot 40x100; good condition, vacant; price $12,500. GEORGE W. EGBERT, 1521 Cortelyou Road, at Brighton subway. Phone Flatbush 14.

FOUR STORY double apartment house, eight apartments, eight rooms and bath each; rent $5,100; price $30,000; near four lines of cars. Apply A. R. MAYOR, 341 Lafayette av., Brooklyn.

FRAME HOUSE, 6 rooms, bath, parquet floors, steam heat, glassed-in porch; all improvements; price $8,500; cash $3,500; take 7th av. subway, Flatbush av. line, Newkirk av. OWNER, 2406 Av. D.

FLATBUSH.—2 family brick, 1 block Interborough subway station; $9,000, little cash down, balance terms to suit; possession. CONNELLY, 1192 Nostrand av., Brooklyn.

FLATBUSH.—Two family detached, 16 rooms, three baths, two porches, awnings, screens; reduced $16,500. OWNER, 1363 Lenox road. Telephone 3534-J Flatbush.

FOR SALE—Four building lots (Bensonhurst), choice location, cor. Kings Highway and West 3d st. A. HAINER, 436 N. 9th st., Allentown, Pa.

FLATBUSH.—Will sell my six room and bath brick dwelling in Flatbush, with all modern improvements; price reasonable. Call Midwood 4775-W for appointment.

FLATBUSH.—$16,500, South Midwood section, 9 rooms and bath; electric light, garage. GEO. E. JANTZEN, 1382 Flatbush av. Office closed on Sunday.

HENRY S. MOTT CO., city, country real estate, 367 Fulton st., Brooklyn. Main 4067.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

IMMEDIATE possession; will sell detached Dutch Colonial house in first class condition; garage; nine large rooms, two tiled baths, three toilets, tiled kitchen; electric light, steam heat, parquet floors, laundry, cold storeroom, water heater, screens, shades, icebox and some brand new willow furniture; can be seen any day. 2268 80th st., near Bay Parkway, Brooklyn.

IMMEDIATE possession; family gone to California, owner will sell detached brick house; garage, 7 rooms, tiled bath, electric light, steam heat, parquet floors, enclosed porch, laundry, cold store room, instantaneous water heater, screens, shades, entirely furnished, up to date; convenient to Brooklyn Rapid Transit subway; price $16,000; price adjusted without furniture; can be seen any day, 1 to 4 P. M. MOE & CO., 3d av., 56th st., Brooklyn.

KINGS HIGHWAY.—Two family, three baths, 17 rooms; 40x125; furnace heat, electric; vacant floor; price $10,500. Telephone Coney Island 2304-M.

LEAVING town, beautiful home in fine residential section, must be sold immediately, excellent condition, every facility for easy housekeeping, 8 rooms, 2 tile baths, hot water heat, instantaneous hot water supply, parquet floors, interior telephone system, beautiful decorations and electric fixtures, new shades, screens and awnings throughout; price $22,000; may be seen by appointment only. Telephone 7464 Decatur.

MOST VALUABLE INVESTMENT.
Two short blocks from Utica av. subway station, library and school near by, 12 extra deep lots, forming plot of property 120x240 ft., running from President to Carroll sts.; this would be suitable for a select home or high class apartment; will exchange part cash. Apply OWNER, 435 Prospect pl., Brooklyn.

MONTGOMERY ST., 293.

Near Bedford av.; restricted block; 2 family brick, garage, just completed; 11 rooms, 2 baths, steam, electricity, parquet, beautifully decorated; $23,000. Inquire BENJAMAN Shoeshop, 1613 Pitkin av., or telephone Glenmore 526.

MUST sacrifice 6 room house, all latest improvements. MILLER, 10435 118th st., Brooklyn. Take Fulton st. elevated to Liberty av.

NEW 7 room semi-bungalow, tiled kitchen and bath; garage space, screens and awnings; 5 blocks from B. R. T. subway, Kings Highway express station; principals only. 1473 East 19th st., Brooklyn.

PROSPECT PARK PLAZA—Immediate possession, 3 story, basement, 10 rooms, bath; electricity, parquet, running water in bedrooms; excellent neighborhood; two short blocks to subways; will sell stair carpets and other furnishings with house; $5,000 cash; principals only. D 1602 Herald, Brooklyn.

PARK SLOPE, overlooking park—2 family stone, 13 rooms, 2 baths, electric, parquet, heat; fine condition; price $14,500. SNYDER, 7th av., 9th st.

PARK SLOPE—3 story brick, 10 rooms and bath; parquet; furnace; good condition; private brick; price $11,000. SNYDER, 7th av., 9th st.

STORE property, Wmsburg section, 75x100, 24 apts.; rents, $5,000; price, $33,000.
SCHUMACHER, 16 Court st., Brooklyn.

TWO new 1 family brick houses, with garages; street asphalted; assessment paid; 1255-1257 74th st.; price $11,675. CHARLES H. LUCKE, 658 68th st. Tel. Shore Road 1075.

TWO family brick cottage on plot 60x100; near Shore road; small amount cash. 155 81st st., Brooklyn.

THREE story brick (near Navy Yard), with store; price $4,500.
Two story 2 family frame; price $3,500.
SCHUMACHER, 16 Court st.

4603 3d av., opposite 46th st. "L" station, Brooklyn.—Sale or lease, two story and store, 20x70; possession May 1; ice cream and confectionery past 30 years; cellar for manufacturing same. TIBBALL, 156 East 22d st., Brooklyn. Tel. Flatbush—4541R.

634 10TH ST., Park Slope section, corner 8th av., one block from park; corner plot, 21x100; four eight room apartments; very desirable brick house; parquet and hardwood floors; steam heat and all improvements, including electric lights; price $33,500; first mortgage $18,000, 5½ years to run.
JOSEPH L. O'CONNELL,
15 Park row, room 502, New York City.
Write or phone Barclay 3481 for appointment.

Borough of Queens—Sale or Rent.

A few bargains, Flushing dwellings, modern improvements, desirable neighborhoods; easy terms. LOUIS GREENWALD, 200 South 29th st., Flushing.

DEEP WATER FRONTAGE
AGENT'S COMMISSION
To lease, may sell, Point View, College Point, L. I. (known as Witzel's); 22 minutes to Pennsylvania tubes, subways and elevated stations; 45 by trolley Grand Central, subways, elevated stations; 28 acres fine upland; beautiful views; large dock; large house, garage, stable, two cottages, city water and electricity; suitable commercial, recreation park, club, sanitarium, hospital, convent, hotel and bungalows, military, army post. Apply to ALFRED W. MORRIS, 439 Lafayette av., Brooklyn, N. Y.

ELMHURST.—Two one-family semi-detached houses, six rooms and bath; steam heat, electric light, sewer connection; $7,200 each. OWNER, 100 Maurice av. Phone 938-R Newtown.

FOR SALE—Three family frame dwelling, having one apartment of five rooms and bath on first floor; one of five rooms, bath and alcove on second floor, and one of four rooms and bath on third floor; steam heat, electric lights, parquet floor in entrance hall; Elmhurst, Queens, New York City; 20 minutes to Grand Central; each house when fully occupied has annual rental value of $2,880. CLARENCE M. DAVIS, 2 Rector st. Phone 494 Rector.

FLUSHING—2 Hicks pl., just off Chestnut st., 10 room, brick and shingle, detached dwelling; parquet floors, tiled bath and extra toilet; laundry, gas and electricity; steam heat; room for garage; plot 33x100; quick sale to right party. Call or phone Flushing 0482R.

FOREST HILLS GARDENS, 30 Olive place—Corner, 91x93, 3 story detached brick residence, 10 rooms and 2 baths; all improvements; asking price $45,000; rent $3,600 unfurnished and $4,800 furnished. PEASE & ELLIMAN, 340 Madison av. Murray Hill 6200.

FOR SALE—Acreage, Hill section, North Jamaica; long frontage, water, electric light. OWNER, Flushing av., Lott's lane, Jamaica.

FOR SALE—Acreage, mill section, North Jamaica; long frontage, water, electric light. OWNER, Flushing av., Lott's lane, Jamaica.

FOR SALE—$8,500; six large rooms and bath; all improvements; 50x100; 2 car garage. DAVIS HILL, 1455 103d st., Ozone Park. Tel. 1024 Richmond Hill.

FLUSHING—House, 8 rooms, lot 50x100; desirable locality; about 6 minutes from station; price $12,000. H. F., 121 Herald, Herald sq.

JAMAICA HILL, 9 rooms, hardwood, steam heat, 4 large bedrooms, 2 single; all copper screens; fine location; best neighbors; $13,000; fine condition. INGERSOLL, 30 Desmond av. Phone Jamaica 1156.

LOTS. LOTS. LOTS. LOTS.
Free and clear; high ground; near depots, Corona dual subway, 5c. fare. PROCTOR, Way avenue, Corona, Queensboro.

NEW two family house, 11 rooms, 2 baths; all modern improvements, two separate garages, in Brooklyn Manor, Forest Park section; near Brooklyn Manor station; 16 minutes to Penn Station, New York. FISCHER, 9420 Park Lane st., Brooklyn Manor, L. I.

QUEENS VILLAGE—Modern seven rooms, sun parlor, pantry, washroom and enclosed porch; steam heat, fireplace; garage; all improvements; wooded section; corner plot, 80 by 100; short walk to station; near school, stores, churches; $9,800; $2,500 cash. O'BRIEN. Call Hollis 6628J.

RICHMOND HILL CORNER.
Vacant, large, 11 room house, foyer hall, suitable 2 families; laundry, hot water, electric, 78 foot sun parlor, garage, sleeping porch on second floor. Owner on premises, 2-5 Sunday, 110th st., corner Fulton, two blocks from Jamaica av.

RICHMOND HILL, 15 minutes to Pennsylvania Station—Beautiful Colonial house, 12 rooms, 2 baths; large grounds, all modern improvements and closed porches, &c.; near station; price $20,000. 8513 105th st., Richmond Hill. Tel. 914 Richmond Hill.

TO LEASE for 3 year term, 6 and 7 room Colonial residences, at Jefferson av. and Spruce st., Queens Village, L. I.; 30 minutes to Penn. Station; $100 and $110 monthly. C. F. MANSFIELD, Murray Hill 4700.

TWO houses, one with store; garages; corner plot. Phone 1065 Richmond Hill.

50 JAMAICA LOTS, $300 EACH.
Rare chance for builders; section will develop with good class small houses; right now for small house development; convenient to 5 cent fare and Long Island Railroad. F. W. SCUTT & CO., 509 Fulton st., Jamaica. Phone 79.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

STEEBERG BROS. HOMES.

36 new finishing; tax exempt 10 years; $9,200 up; 6 to 9 room detached cottages; steam heat; auto driveway; sewer and asphalt street paid for; NO ASSESSMENTS; Fulton st. "L" to Greenwood av. station. Office at foot of Greenwood av. stairway. Phone Richmond Hill 5936-4118-6035.

Borough of Richmond—Sale or Rent.

FOR SALE.
FOUR NEW HOUSES.
Alter av., Dongan Hills.
One minute walk to Dongan Hills station, three minutes walk to trolley.
Steam heat, gas, electricity, tile bath, all improvements. Part cash, balance can remain on mortgage. Inquire
JAMES THOMPSON & SONS,
54 Tompkins av., Stapleton, S. I.

HUGUENOT HEIGHTS—View of bay, near depot; 10 room house, 11 acres, fruit, shade; $15,500; value $21,000. PRINCESS BAY REALTY CO., 29 B'way, Manhattan.

"PICTURESQUE St. George"—An ideal home overlooking New York; charming location; quiet, restful; refined settled neighborhood. Appointment, phone Tompkinsville 2500.

PRINCESS BAY, near station and ocean, 4 room bungalow, partly furnished; large plot; easy terms; might rent. Room 1506, 59 Pearl st., New York. Broad 6417.

RESIDENCE in the finest residential section of Staten Island, plot 100x220; three story frame house, containing 12 rooms and 2 baths; also garage; all modern improvements; terms reasonable. Address J. H. T., 104 Davis av., West New Brighton, Staten Island.

100 acres high ground, suitable for development, at Great Kills Station, fronting on Amboy road, extending through to Arthur Kill road. OWNER, P. O. box 1272, City Hall Station, New York.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

ATTRACTIVE Colonial house on Great Peconic Bay; living, dining, reception, smoking rooms, lavatories, four baths, seven bedrooms, three open fireplaces, completely furnished, equipped for all year occupancy; 2,000 feet fine sandy bathing beach with bathhouses; beautiful lawns, groves and shrubs, garden and garage; near station and golf courses. Owner cannot occupy this season and will rent for one-half its rental value to desirable tenant.
DUGAN BROTHERS, Riverhead, L. I.

ATTRACTIVE STUCCO BUNGALOW
in exclusive residential park at Port Jefferson, L. I., containing 9 rooms and bath, completely furnished; electric light, large open fireplace and many other features; plot 248x100; community affords boating, bathing, fishing, golfing. For particulars and photos apply to owner, MANNING-BERNARD CO., 233 Broadway, New York.

A new modern home, built by day's work, decorated, oak floors, fireplace, enclosed porch, garage, $12,500; $2,500 cash, balance on rent; 4 minutes to Bellerose, elevated service station; 30 minutes. EDWARD BIALLA, owner, 67 Remsen lane, phone 350 Floral Park, or 47 W. 34th st., New York. Fitzroy 1103.

AN INEXPENSIVE COUNTRY HOME
7 rooms and bath, gas, electricity, hot water heat, open fireplace and other modern improvements; plot 60x100; situated in best residential section, 2 blocks from one of the finest high schools in the State; good opportunity to see. Apply owner, New York; ideal location for commuter; price $9,000; cash $2,500; terms to suit. Call or address owner, 100 Marvin av., Hempstead, L. I.

HOUSES AT BARGAIN PRICES,
6, 7 and 8 rooms, steam heat, gas, electricity, open fireplaces, sun parlor, piazza; sidewalks; beautiful trees and surroundings; 35 minutes out, near Lynbrook Station, near Long Beach; prices $7,500 up, easy terms; direct from builder. DUROSS, 261 Broadway. Barclay 5734.

HUNTINGTON, L. I.—6 acres, high rolling land, abundant fruit, shade, shrubbery; 1,000 feet from Jericho turnpike; old fashioned farm dwelling, 8 rooms and bath, electricity, phone; stable, garage, poultry house; artesian well with electric motor; all buildings in excellent repair; $17,500; terms. A. L. FIELD, Huntington, L. I.

HOUSE, 6 rooms and bath, garage, chicken coop, other buildings, two acres, 100 fruit trees, plenty berries, beautiful lawns, shrubberies, many other trees around property; cultivated ground for vegetables, etc.; twenty miles out; excellent train service; $20,000. W 526 Herald, 280 B'way.

HOLLIS.—10 rooms, bath, parquet floors, gas, electricity, steam heat; fine residential section; plot 45x90; 3 blocks from station; price $12,000; $6,000 cash, balance mortgage; occupancy May 1. SEEGER, phone Madison Square 6626.

HOMESTEAD to rent; 10 rooms, completely furnished; 2 garages and barn; beautiful old shade trees; 32 miles out on Merrick Road. Particulars WALTER CLEARY, 15 East 26th st., N. Y. Tel. Madison Sq. 2121.

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