REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Nearest the Business Heart of Manhattan

CLOSEST to 42nd Street

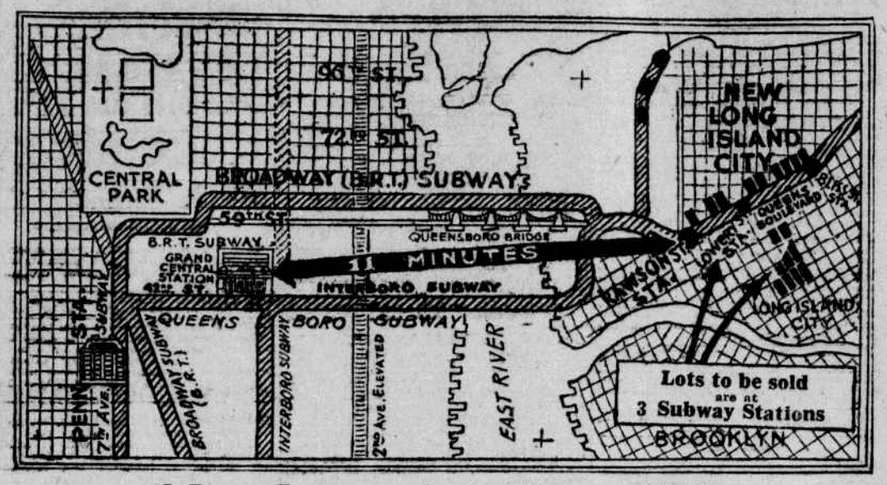
Even if you are only willing to pay $400, $600, $1,000 or more for a lot at auction, buy as close as possible to 42nd St. and the new Uptown Business Centre of Manhattan.

REMEMBER

—That the Kennedy-Collins properties are located on **TWO** (5 cent fare) **Subways** at **3 subway stations,**

ONLY 11 MINUTES from 42D ST.

STUDY THIS MAP "Buy a few lots now"



Absolute Auction Sale

Formerly the Estate of Henry Van Rensselaer Kennedy, Dec'd, and, by order of

The Mercantile Trust Company, Agent for Brenton H. Collins, *Owner*

460 LONG ISLAND CITY NEW YORK CITY Subway Lots

To be Sold Separately, to the Highest Bidders, without reserve

ON QUEENS BOULEVARD

Greenpoint Ave., Diagonal St., Rawson St., Lowery St., and adjoining Aves. immediately adjacent to the

Rawson, Lowery and Bliss St. Stations of the Dual Subway System Interborough and B. R. T. "Broadway" Subway and 2nd Ave. "L"

11 MINUTES FROM 42nd ST.

Suitable for the Immediate Erection of Apartments, One and Two-Family Houses

Also unrestricted lots on Queens Boulevard, suitable for Garages, etc.

Saturday, May 21st

At 1:30 o'clock, rain or shine, in mammoth tent at corner of Queens Boulevard and Packard St., Long Island City

BARRY, WAINWRIGHT, THACHER & SYMMERS, Esqs.
59 Wall Street, Attorneys for Kennedy Estate

WHITE & CASE, Esqs.
14 Wall Street, Attorneys for Brenton H. Collins

70% may remain on mortgage SEND FOR BOOKMAP

Title Guarantee & Trust Co., or
Lawyers Title Insurance & Trust Co.
Policies free to Purchasers.

Savings Bank Books on proper assignment will be accepted as deposit. Liberty Bonds at market value will be accepted as deposit.

Joseph P. Day Auctioneer
67 Liberty Street
Telephone Cortlandt 0744

GO TO LONG ISLAND CITY TO-DAY:

Take any subway to Grand Central Station, transfer to Queensboro Subway (Corona Line) to Lowery Street Station where my representatives will meet you; or B. R. T. Broadway Subway to Queensboro Bridge Plaza and change to Interboro (Corona Line) to Lowery Street Station, or take 2nd Ave. "L" via 57th St. and 2nd Ave. to Lowery Street Station, (Corona Line) at property, where my representatives will meet you, or by motor from Queensboro Bridge, following right branch of Subway-Elevated Road to the Lowery Street Station in Queens Boulevard.

Send for Patented String Map, and the Joseph P. Day Plan:
"How To Have Your Lots Cost You Nothing," through Tax Exemption.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

GREAT HOUSE BARGAIN
Owner sacrifices beautiful house, brick veranda, steam heat, electricity, fine fixtures, parquetry, tile bath, artistic decorations. Garage space. Near subway and elevated. $1,200 cash. $70 monthly. Tax exemption saves $1,425.
PHONE MIDWOOD 7288.

ALL YEAR ROUND HOME.
12 room modern house, in Bensonhurst, 3 blocks from ocean, one block from express subway station, 8654 Bay Parkway; plot 100x200; fine investment real home. Phone Mr. HORGAN, Spring 1937 or Bellevile 9085.

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

Borough of Queens—Sale or Rent.

FOR SALE QUEENS BOROUGH
Attractive All-Year Home. Beautiful Douglas Manor. Mile Shore Front. Unexcelled Water View, Boating, Bathing, Fishing. Golf, Yachting, Country Clubs. Half Hour Auto; Trains. Unequalled Service, 10 Rooms, 2 Baths, All Improvements.
Special Offering
S 30 Herald, Herald Sq.

Builder — Developer
38 ACRES—NEW YORK CITY
Best location in Boro of Queens for development. Adjoins high-class residential section. Excellent opportunity for Builder on account of ten year Tax Exemption on homes built in New York City. Will sell for one-half of cost of land in vicinity. Easy terms. H. ENGEL, 71 W. 35th St.

B. H. Sweet Jamaica & L. I. Lots, 169 Fulton St., Jamaica.

CITY REAL ESTATE.

Borough of Queens—Sale or Rent.

Forest Hills Gardens
Houses and Villa Plots for Sale. 15 Minutes from Penna. Station.
SAGE FOUNDATION HOMES CO.
47 W. 34th St., or Forest Hills, L. I.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

FLUSHING, L. I.
BEST RESIDENTIAL SECTION.
402, 408, 416 BROADWAY.
3 minute walk Murray Hill Station.
21 minutes Penn. Station.
McCreery Estate have just completed Three Colonial Houses for select families, 8 rooms, large living room and open fireplace, 3 tiled baths and ¼ acre lawn each.
W. H. BLEECKER,
300 State St., Flushing.
New York Address, 156 Broadway.

COUNTRY ESTATE
Near New York—Long Island—North Shore. Electric R. R. service 35 minutes. Motor car 50 minutes. Over fifty acres, exceptional location. Good improvements, surrounded by large magnificent estates of exclusive Long Island. Value over $175,000. If desired will retain mortgage for half and accept smaller property or good securities or cash for balance. What do you offer? Write J. K., 1141 St. Paul Building.

AT BAY SHORE Six acres, completely stocked, with 7 room house. A COMPLETE FARM. $15,000, $5,000 cash. J. WEHN, phone 624-W Bay Shore, L. I.

BAY SHORE Candy and stationery business, with five-room apartment, improvements, with property, $9,000, part cash. J. WEHN, 624-W Bay Shore.

BAY SHORE—3 ROOM BUNGALOW.
Large plot, $2,200. Terms. Also 1 acre, 6 room house, $5,000. J. WEHN. Phone 624-W Bay Shore.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

I. G. WOLF, 1270 B'way, N. Y. Exceptional bargains on the North Shore.

Westchester—Sale or Rent.

SEVEN ROOM COLONIAL
Cottage, fireproof garage; every conceivable improvement; large plot; near depot; 30 minutes to Grand Central; $2,500 cash, balance easy payments. L. H. TASKER, Tribune Building. Phone Beekman 4500.

Fieldston
RIVERDALE-ON-HUDSON.
New York City's most accessible suburb.
GEORGE HOWE, 527 Fifth Ave., N. Y. C.

New Jersey—Sale or Rent.

SUBURBAN HOME BARGAIN
$2,500 SECURES TITLE AND OCCUPANCY Balance, $7,500, on Easy Term Mortgages. 8 BIG ROOMS, 2 TILED BATHROOMS. Plot 100 ft. street frontage by 150 ft. deep. Bathing, boating, fishing; 800 ft. elevation. Less than 1 hr. on the train from N. Y. City, on best commuting R. R. in Jersey's finest suburban residential section.
INVESTIGATE—THIS—NOW
A. K. ALEXANDER, 216 West 96th St., New York City. Private tel. 6336 Riverside.

RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Rutherford.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Hon. Francis K. Pendleton, *Trustee*
The Farmers' Loan & Trust Company,
Executors

Have authorized me to announce a continuation auction sale of the remaining Bungalow lots to be held on a Saturday in July, date to be announced later.

The lots to be sold were withheld from the Park Estate auction, in order to straighten out property lines in connection with old lanes.

67 Liberty St. N. Y. City — Joseph P. Day Auctioneer — Telephone Cortlandt 0744

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

MONTCLAIR PROPERTIES
FRANK HUGHES COMPANY

CHAS. E. REEVE, MILLBURN, N. J. Homes from $7,500 to $150,000. Maplewood — Short Hills — Summit.

SPRINGFIELD, N. J., Properties for Sale. Ask BUNNELL. Tel. Milburn 306.

HURDOCK COMPANY—Montclair Homes. Opp. Lackawanna. Phone 4616.

Connecticut—Sale or Rent.

FRANK T. SLAVIN REAL ESTATE STAMFORD, CONN. Phone 1655

E. P. HATCH, INC. Real Estate Tel. 1023 Greenwich, Ct

Pennsylvania—Sale or Rent.

Pocono Mountains, Pennsylvania.
FOR SALE—Two contiguous tracts of land, adjacent BUCK HILL FALLS, containing 1,350 acres and 1,450 acres. Most beautiful part Pocono Mountains. VALUABLE YOUNG TIMBER. Ideal for development, private estate, game and fishing preserve, club or summer resort. Both tracts contain streams full of NATIVE BROOK TROUT. Abundance birds, deer and other game. Can be purchased separately.
EDWIN R. LEVIN,
30 S. Delaware Ave., Phila., Pa.

SUMMER RESIDENCES TO LET.

New York.

COTTAGE IN ADIRONDACKS
FOR RENT FOR SEASON; all modern improvements; best trout, bass and pickerel fishing and deer hunting in the world; lovely rides on State roads to Lake Placid, Ausable Chasm, etc. More particulars from owner, C. N. QUINN, 179 Weybosset St., Providence, Rhode Island.

Vermont.

LAKE COTTAGES
On Shore of One of Prettiest Lakes in Vermont
IN "THE MOST DELIGHTFUL REGION OF EASTERN AMERICA."
From six to ten rooms, fully furnished; electric lights, modern plumbing, with hot and cold water, open fireplaces, **Electric Ranges for Cooking,** constant electric service at extremely low power rates; clubhouse, garage, vegetable and flower garden; tennis, golf; rowboat with each cottage; splendid mountain scenery. **Pure Mountain Spring Water;** beautiful drives, telephone, free delivery of mail, groceries, laundry, ice and all supplies; near village of 2,000 inhabitants; boarding at clubhouse if preferred; best of references. Price $250 to $500. May 20 to October 1. Write for illustrated booklet. Address Y 599 Herald, Herald sq.

FACTORIES FOR SALE OR RENT.

NEW FACTORIES
Two one story brick buildings, modern construction, 77x214, at Bound Brook, N. J.; four railroads, all improvements, siding; restricted; sell or lease.
PIERCE ESTATES, BOUND BROOK, N. J.

LONG ISLAND CITY
Loft Space 5,000 to 100,000 Square Feet.
ROMAN CALLMAN COMPANY,
Bridge Plaza
LONG ISLAND CITY.

FACTORIES & SITES 764 BROAD ST., NEWARK, N.J. E. E. Bond & Co., Inc. EST'D 1843.

BUSINESS PLACES TO LET.

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

THE BORDEN BUILDING
23 Stories
Madison Avenue at 45th Street

STORES
with additional space on the second floor if desired.

OFFICES
One entire floor in the tower and a limited number of smaller offices still available for immediate occupancy.

BRADY & BOWMAN, Inc.
Agents
7 East 42nd Street
Vanderbilt 7403

Lofts—Stores—Buildings
Mercantile Warehouses and Factories. Large Selections. All Sizes.
LOUIS SCHRAG, 142 W. 23d St.

DESIRABLE STORE
21.6x90, with basement space 803 Third Ave., near 50th St.

BUSINESS PLACES TO LET.

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

PENN TERMINAL BLDG.
SEVENTH AVE., 30TH TO 31ST ST.
17th FLOOR
20,000 Sq. Ft. Will divide.
OFFICES & STORES
MODERATE RENTALS.

40 x 140
ALL LIGHT LOFTS
Light four sides, twenty windows; large freight elevator; electricity, steam heat; 2,000 to 25,000 sq. ft.; immediate possession. 207-209 East 49th St. 2754 Academy.

Borough of Bronx—Sale or Rent.

STORES
TREMONT AVENUE
Leading business avenue in The Bronx; new business building on Tremont av., Jerome and Walton avs.; 7 stores.
One store bakery, 2 ovens.
6 stores good for any business.
Apply to owner on premises.

BUSINESS PLACES WANTED.

HALL OWNERS
Wanted to lease a hall with or without a stage, capacity for 600 or 1,000 seats, between 110th and 146th Sts., 3rd and 8th Aves., Manhattan. W., 2028 5th Ave.

APARTMENTS — UNFURNISHED.

From Battery to 14th St., Inclusive

12th Street near 5th Avenue
81-83 West.—"Arden," elevator apartments, 7 rooms, bath, modern, excellent service; rent $3,000 to $3,500; possession September 1. Superintendent on premises.

10th Street, 31 West
exclusive house, 7 very large rooms, bath, heat, electricity, $2,400. Superintendent on premises.

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

36 Central Park South
NEW YORK'S MOST EXCLUSIVE SECTION
Convenient to clubs, theatres, hotels and shops. Having Central Park as its front garden, a high class, modern apartment house with every convenience, lavish management, day and night service.
2-3-4-5 Rooms & Baths
Rentals $2800 to $7500 per annum
Superintendent on Premises or
HUBERTH & HUBERTH
2 Columbus Circle

Above 59th St.—5th Av. to East River.

In East 60's
Large Duplex Apartment.
Very reasonable rent. Possession now or October 1st. Large drawing room, library, dining room, pantry, kitchen, 5 master bedrooms, 3 bath rooms and lavatory. Exposure three directions; excellent closets; four open fireplaces.
PEASE & ELLIMAN,
340 Madison Avenue.
Telephone 6200 Murray Hill.

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

POSSESSION AT ONCE

450 West End Ave. (Cor. 82d St.)
10 Rooms, 3 Baths; $4,000

225 West 80th St. (Cor. Broadway)
6 Rooms, 2 Baths; $2,000 to $2,500

9 WEST 81ST ST.
2 Rooms, Bath, Kitchenette; $2,100

17 WEST 84TH ST.
7 Rooms and Bath,
Electricity & all improvements; $1,500

131 Riverside Drive (Cor. 85th St.)
7 and 9 Rooms, 2, 3 Baths: $2,500 to $3,000

261 Central Park West (Cor. 66th St.)
9 Rooms; Rent $3,400

34 WEST 91ST ST.
2 Rooms and Bath,
Entire Floor, $1,400

235 West 95th St.
6 Rooms, 2 Baths; $2,400

983 West 111th St.
6 Rooms, 2 Baths; $2,500

Wood, Dolson Co., Inc.
80th St. & B'way. Phone Schuyler 1100

Most Attractive Rentals on West Side
The Lorington
1 West 70th St.
Facing Central Park, 5 minutes to Broadway
One of the best built apartment houses in the city; modern, up-to-date, every known improvement.
We are offering apartments of
10 and 11 Rooms 3 Baths
For Immediate Possession.
Renting Agent on Premises.
MALCOLM E. SMITH, Inc.
185 Madison Av. Tel. Vanderbilt 7893

APARTMENTS — UNFURNISHED.

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

375 Park Ave.
Several Attractive Apartments from October 1st
Apply on Premises

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND, REAL ESTATE MORTGAGES, 115 BROADWAY. PHONE RECTOR 2267.

WANTED—$23,000 at 6 per cent. on corner house; one block from subway station; property assessed at $32,000. Principals address CORNER, 200 East 23d st.

$120,000—Second mortgage, for sale. Payable $5,000 every six months. Covering 317 West 89th st. Nine story high class apartment, 80x100. Savings Bank first mortgage, $215,000 at 5½. Value $450,000. Full investigation invited. DERSCHUCH & CO., 26 Cortlandt st.

$100 Bonus.—Wanted immediately, $600 cash, to be repaid $120 monthly, for 6 months at 6 per cent.; secured by third mortgage. DOCTOR, Phone Main 472W.

$100 Bonus—Wanted at once, $600 cash for six months; will repay $100 per month. R. C. H. Phone Main 1444.

CITY REAL ESTATE.

CHARLES BERLIN, 3885 Bway—Management, sales, loans.

FOR bargains in flats and tenements see PORTER & CO., 139 W. 125th st.

Real Estate Exchanged, Sale or Lease. AMOS S. LAMPHEAR, 738 Singer Building, 149 Broadway, Manhattan.

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

From Battery to 14th St., Inclusive.

GREENWICH VILLAGE—Vacant dwelling; suitable alterations; price $13,500. DUROSS, 155 West 14th.

FULTON ST. plot, block front, including 2 corners; improved 3 story taxpayer; rental capacity about $55,000 annually; running expenses nominal; passenger station in building. OWNER, room 833, 5 Beekman st.

6 story with sunlighted basement; elevator; cor. 4th and Horatio; possession now; sacrificed. SNOWBER CO., 860 6th av.

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

A Bargain—Five story triple flat, 21st st., 8th and 9th avs., 25x100, excellent condition; rental $4,800, asking $36,500. Want offer from quick buyer. H. V. MEAD & CO., 397 8th av.

IMMEDIATE POSSESSION.
Rooming house at 353 W. 15th st., between 8th and 9th avs., 4 stories, exceptionally good basement and cellar, high stoop dwelling, 14 rooms; price $18,500, including furniture; very easy terms; seen between 10 and 4 o'clock. R. F. KILPATRICK, owner, 133 Bway. Phone 7190 Rector.

36 East 55th St.—Four story, with four story extension. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

632 Lexington Av., Adjoining 54th St.—Three story and basement; possession sixty days. PEASE-ELLIMAN, 340 Madison av.

Above 59th St.—5th Av. to East River.

27 EAST 104TH ST.—Five story apartment building, 25x100 rents $4,500; price $27,500. PEASE-ELLIMAN, 340 Madison av.

34 EAST 81ST ST.—Five story, large extension; immediate possession. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4095.

130 East 79th St.—Four story, large extension; immediate possession. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

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

HIGH CLASS ROOMING HOUSE WITH GOING BUSINESS, finely located on 77th st., between Columbus and Amsterdam avs.; 4 story, 20 foot dwelling, 14 rooms, 4 baths; price $35,000, including furnishings and business; cash $10,500, balance on first mortgage. Owner, SAMUEL KILPATRICK, 149 Bway.

264 West 93d St.—Five story, large extension; immediate possession. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

361 WEST 117TH ST.—Three story and basement, 16.8x100; possession arranged. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

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

DWELLING, bargain, 10 large rooms, 2 baths, parquet floors, 149th st., near Broadway. DUROSS, 261 Broadway. Barclay 5754.

Borough of Manhattan—Miscellaneous.

A 60 family new law; rents over $20,000; price $104,000; act quick. J 1423 Herald, Harlem.

Borough of Bronx—Sale or Rent.

A West Bronx apartment house, 60 foot front; all improvements; eight families; six rooms and tile baths; rent almost $6,000; price $35,000; $8,000 cash. RYAN & CO., 142 West 125th.

CASH NEEDED.
Builder will sacrifice 50 foot five story modern new law apartment, threes and fours, near Fordham road "L" station; rents $10,200; low for quick sale price under $59,000. Call on RINGLER, 1276 Broadway, after 3 P. M.

McKENNON BROS., REAL ESTATE, 128 W. Fordham Road. Tel. 0230 Ford.

Borough of Brooklyn—Sale or Rent.

BROOKLYN HEIGHTS—$1,000 to $1,020 now; then $20 to $25 per room, monthly, after erection, for ten years, buys four or five room apartments, free and clear, in strictly fireproof, elevator building; 18 Willow st.; ready about October 1. Apply H. W. STELLE, 80 Maiden lane. Telephone John 1473.

FLATBUSH—Plot ready for building, 40x100, Brooklyn av. at Glenwood road, $2,800. Interborough subway. Inquire 216 E. 39th st., Brooklyn.

FLATBUSH—2 lots on E. 31st st., one block Interborough subway, $2,950; owner wishes to sell. Call 316 E. 29th st., Brooklyn.

HENRY S. MOTT CO., city, country real estate, 285 Flatbush av., Brooklyn. Sterling 4888.

WE offer 3 room house and garage, complete, $894. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

Borough of Queens—Sale or Rent.

FOR SALE REASONABLE.
WILL SUBORDINATE 100 TO 400
BEAUTIFULLY SITUATED CITY LOTS,
18 minutes from Grand Central Station, Manhattan; 1 block from Interborough and B. R. T. Rapid Transit; 5 cent fare; beautiful [illegible], overlooking East River and Park, adjoining a successful $2,000,000 development of fine 1 and 2 family houses. Write OWNER, Box 48, Long Island City.

TO HOME LOVERS—I am giving up my apartment at 125 Riverside Drive because last October my rent was advanced from $2,220 to $3,420 for one year, and the rent now asked is $4,200 a year; instead of paying rent I have bought a home of my own in beautiful Norwood Gardens; a real oasis in Greater New York, and very near to everywhere, and I am so delighted with it that I will be glad to tell you all about it; my personal experience as a tenant and as a homebuyer may be just the thing you need to take the sensible step that so many of us put off; a letter to me will bring you my story. WILLIAM C. FREEMAN, 125 Riverside Drive, N. Y.

Borough of Richmond—Sale or Rent.

FOR sale—California bungalow, 5 rooms, bath, restricted, at Great Kills, Staten Island. Columbus 2796.

STATEN ISLAND—Bargain, six room cottage, attic, pantry, screened porch, concrete cellar, city water, heating system, electricity; plot 60x200, garage, bennery; title guaranteed; price $4,800; convenient terms. Inquire OLSEN, 62 Sharrot road, Pleasant Plain, Staten Island. Phone Tottenville 1201. Party J.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

AN INEXPENSIVE COUNTRY HOME, North Shore, in picturesque old Smithtown; acre land, attractive remodelled house with improvements, surrounded by old oak trees; garden, abundance fruit; ideal permanent or summer home; short walk of water; price $7,500. Full particulars mailed.
THOS. J. MORRIS, 1270 Broadway, N. Y.

FOR Sale—Six room bungalow, overlooking Great South Bay, completely furnished; $4,200; terms; lease at $750. J. WEHN, Phone 624-W, Bay Shore, L. I.

FOREST HILLS GARDENS—Attractive small house, garage; $29,500; grounds 56x100. 74 Ascan av. Tel. Boulevard 6370W.

FIVE lots, 20x100 each, 2 plots, 2 blocks from Costler, 3 blocks from depot; price $3,500. Call Plaza 6031.

MINEOLA, L. I.—HOMES AND ACREAGES. F. UNSER, TEL. GARDEN CITY 1642W.

WHY stay homeless when you can buy a 5 room house and garage, complete, for $894? Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

Westchester—Sale or Rent.

BUY LOTS AND BUILD.
Cost of construction decreasing, value of lots increasing. We KNOW Pelham lots and prices. For example, over one-third acre, Pelham Heights, 5 minutes from station, trees and "everything," $4,950. BURKE STONE, Inc., Pelham 1073.

FOR Sale or Rent—New up to date dwelling, 6 rooms, 2 tiled baths, enclosed steam heated sun parlor, sleeping porch; large plot; every modern convenience; unexcelled surroundings; 30 minutes out; rent $175 per month; price $19,500; terms arranged. HERKIMER, Inc., 25 West 43d st., New York. Tel. Murray Hill 0780.

FOR sale or rent, 10 room house, with heat and electricity; fine location; immediate possession; rent $100 per month. Inquire 3925 White Plains av., White Plains, N. Y. Olinville 3741.

FOR immediate sale we offer story and half house at one-third less than price a year ago. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

GREENACRES.
A new home ready for occupancy. Frame and stucco construction; electric fixtures and large gas range installed; 5 bedrooms, sleeping porch, 3 tiled baths, living room with fireplace, 15x21; dining room 15x19, with windows on the north, south and easterly elevations; for price and photo apply CLARK & WILLIAMS, 15 Court st., White Plains, N. Y. Tel. 2611.

Mrs. EDMUND W. BODINE, Real Estate, 472 Main st.; tel. 848, New Rochelle.

New York State—Sale or Rent.

FOR rent, furnished, 7 minutes from Endicott N. Y., part of double farm house; garage; woods and healthy surroundings; Christians only; $60. Phone evenings, 1619 Tompkinsville.

FOR rent, furnished, up-State country home, near Binghamton, 8 rooms, garage, garden; Christians only; $75. Phone evenings 1619 Tompkinsville.

SUMMER home for sale, valley cottage, West Shore R. R., 7 rooms, improvements, lawns, beautiful views, healthy location; easy commuting. Owner, V. PASCAL, 213 West 10th st.

THOUSAND ISLAND PARK, N. Y.
SUMMER HOME FOR SALE.
FOR SALE—At Thousand Island Park, St. Lawrence River, a beautiful summer home containing 9 bedrooms and 3 baths; large living room, dining room, pantry, kitchen, fireplaces, sun parlor, large porches, house within 100 feet of river; large boat houses with dry dock, 56 foot steam yacht, 40 foot motor boat, 20 foot fishing motor boat, sailboat, rowboat, &c; all boats good as new and completely furnished; house is also completely furnished, with exception of linens and is ready for immediate occupancy; yacht alone worth $50,000, and entire property could not be duplicated for $150,000; owner will sell for $40,000 cash. Address A. S. SULLIVAN, 36 Warren place, Montclair, N. J., or Thousand Island Park, N. Y.

Connecticut—Sale or Rent.

ATTRACTIVE summer cottage, $920. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

GREENWICH, Conn.—For rent, furnished, season, year, 12 room house; 3 baths, sleeping porch, garage, garden; modern, up to date; every convenience; might sell. Phone Greenwich 948R.

LADD & NICHOLS,
Tel. 1717 Greenwich, Conn.

Massachusetts—Sale or Rent.

FOR Sale—Nine room cottage, bath, main street pretty village, Massachusetts, 1,200 ft. altitude; 8 acres, large barn, fruit, excellent water, electricity. Y 502 Herald.

New Jersey—Sale or Rent.

A beautiful home on a beautiful bluff, 75 ft. above Delaware, 1½ hours from New York; house, rough cast brick, 21 handsomely furnished rooms; acre of lawn, garden, fruit and shade trees, grape vine, summer house, barn, garage, servants' quarters, chicken house, &c.; bathing, rowing, fishing; ideal for large family, private hospital or club house. Full description and photos on request. Address owner, W. W. GOODWIN, 1 Farnsworth av., Bordentown, N. J.

ASBURY PARK, Allenhurst, Deal Beach and vicinity; complete list furnished summer homes for rent; seashore property for sale. HARRINGTON & CUNNINGHAM, opp. depot, Asbury Park, N. J.

BARGAIN—Cottages, bungalows, water front, other parts towns for sale or rent. Atlantic Highlands or Far Rockaway. BAILEY, 2144 5th av. Phone Harlem 2387.

COTTAGE for rent, Monmouth Beach, near Seabright; 9 bedrooms, 3 baths, sleeping porch; garage; vegetable and flower garden; furnished ready for occupancy, including gardener; river frontage near ocean. Price and further particulars, WM. H. HAMILTON, 440 Park av.

FOR SALE OR RENT—Property at 139 Glenwood av., East Orange, N. J., twelve rooms, on about two acres; house recently painted inside and out; new electric fixtures, four bathrooms, especially suited for a private hospital or boarding house; no agents. F. C. REYNOLDS, West Orange, N. J.

FOR Sale—10 room house and store; good proposition for road house; large plot, on main road, near Newark. J. STARR, 531 Riverside av., Lyndhurst, N. J.

MONMOUTH BEACH, near Sea Bright—Nine bedrooms, three baths, sleeping porch; garage; vegetable and flower garden; furnished ready for occupancy, including gardener; river frontage; near ocean. Price and further particulars write WM. H. HAMILTON, 440 Park av.

MONMOUTH BEACH, N. J.
Will rent or sell, easy terms, cottage, 7 rooms, 2 baths.
OTTO NEIMAN, 522 Fifth Avenue.

MOUNTAIN LAKES homes, also farms. EDWARD J. CAHILL, Boonton, N. J.

OWNER leaving city must dispose two family, 12 rooms, all improvements, separate entrances, electric, steam heat, room for garage; beautiful home and income; near D., L. & W. Station. 86 N. 23d st., East Orange, N. J.; immediate possession; $10,900. HOUSTON & EBER, 593 Central av., Newark, N. J.

SEVERAL Bungalows, new designs, are offered, at one-third last year's price. Inquire Room 204 Hoover Bldg., 117 West 46th st., New York City.

SUMMER RESIDENCES TO LET.

Long Island.

BUNGALOW to let, furnished, $300 for season; Setauket, L. I. Address ACKER, 111 Mitchell st., Jamaica, L. I.

GARDEN CITY.
111 Nassau Boulevard.—Ten rooms, 3 baths, furnished; garage; modern house; near station; May to November, longer if desired. Phone Garden City 1398.

FOREST HILLS—KEW GARDENS—HOLLIS Well furnished homes for rent. Mrs. DOWD, Murray Hill 1439.

New Hampshire.

BETHLEHEM, N. H., heart of White Mountains, rent for summer, modern bungalow, six rooms, bath, garage, all improvements except electric light; 1½ miles from village; 100 acres; no close neighbors; 30 mile view. No reasonable offer refused. Apartment 33, 225 W. 71st st.

SUMMER RESIDENCES TO LET.

Connecticut.

BEAUTIFUL Italian home on the Sound, perfect style, highly modern, exclusive, accessible, by gentleman leaving for Europe; $1,000 per month, complete; Vernonville. J 251 Herald, Herald sq.

OPPORTUNITY in cottage apartment colony, near beaches; protected children's playground; four and five rooms for rent, June, July and August; an ideal spot for small families with small children and salesmen covering New England; rents $50 to $60 per month. Apply BRIDGEPORT HOUSING COMPANY, room 300, 886 Main st., Bridgeport, Conn.

New Jersey.

ATLANTIC CITY, N. J.—Complete list, summer cottages, all sizes and prices. WARNER LINDSAY, JR., Realtor, 1507 Atlantic av.; Chelsea Branch office, 3901 Atlantic av.

FOR SALE OR RENT—FIVE ROOM BUNGALOWS AT CEDAR LAKE, 1 HOUR OUT; MODERN CONVENIENCES. FOREST FARM, ROCKAWAY, N. J.

SUMMER RESIDENCES WANTED.

FURNISHED house, near Sound or water, responsible family of adults, for July and August; rent not over $600. M 219 Herald, Herald sq.

REAL ESTATE WANTED.

COLORED family wants home near cars, suburban; $1,000 cash. White family wants 2 family house, above 125th, west St. Nicholas. J. E. OVERTON, 2290 7th av.

FACTORIES FOR SALE OR RENT.

SMALL factory manufacturing ladies' silk underwear. Apply 133 E. 27th st.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

LARGE private office, opposite City Hall, $75; three large windows. Cortlandt 6966.

TWO desirable private offices, suitable any business; moderate. HECTOR DAVIS, 135 Broadway.

111 NASSAU STREET.
Parlor store, 25 foot front, large show window. $2,400 yearly. Occupied for years as clothing store.

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

ATTRACTIVE floor, consists of about 1,600 sq. ft., on 5th av., opposite Lord & Taylor's; reasonable rent; possession at once. Apply PEASE & ELLIMAN, 340 Madison av. Murray Hill 6200.

DENTIST, WITH CHOICE PRACTICE, ABOUT TO LEASE VERY DESIRABLE OFFICE IN THE FORTIES, WOULD SHARE SAME WITH REPUTABLE DENTIST; REFERENCES EXCHANGED. S 59 HERALD, HERALD SQ.

FINE location for light manufacturing or warehouse, 52d st., near Broadway; 3,500 square feet. GOODWIN & GOODWIN, 148 W. 57th st.

GARAGE, 53d st., near 6th av., 45,000 square feet; $33,000 net, no bonus; direct from owner. FOSTER, 724 8th av.

LOFT and office space, 15 to 19 E. 26th st. Phone Lenox 9000.

PARLOR STORE.
40th st., 24 West, opposite Bryant Park; new building, fine display window; possession immediate; rent low. FRED'K FOX & CO., INC., 297 Madison av.

PARLOR FLOORS.
260-71 West 39th; rent $75. RYAN & CO., 142 West 125th.

PRIVATE OFFICE for rent, furnished; very light; telephone service. Call 1,153 Broadway, room 523. Phone 9800 Watkins.

34TH ST, 15 W.—Entire eighth floor, 5,700 feet gross, excellent light, suitable for offices or showroom; rent reasonable. Apply Supt. or Garrett Realty Co., Gramercy 6252.

28TH ST. (northwest corner 1st av.)—Three lofts, each containing about 7,500 square feet; light on four sides; steam power and electricity; sprinklers; large elevator; immediate possession. Owner on premises. Rieser.

1416 BROADWAY,
N. E. corner 39th, entire floor 4,500 sq. ft.; will divide; immediate possession. ENGLISH, 1531 Broadway.

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

2084 BROADWAY—Store; very desirable location; one flight. Apply janitor.

Miscellaneous.

LARGE corporation desires to sublease 70,000 square feet; unusual space; modern fireproof building; 250 lbs. carrying capacity; rent 75c.; lower West Side Manhattan; exclusive representative. Murray Hill 8518.

LARGE space in high class apartment house to lease for tea room, beauty parlor or other high class business. Full particulars, SLAWSON & HOBBS, 162 W. 72d st.

TWO stores; one suitable for florist and one suitable for baker. Wadsworth 2463.

Borough of Bronx—Sale or Rent.

25,000 square feet of space (2 floors) available; immediate occupancy; in recently contracted modern four story factory building, located in most accessible and best section of The Bronx; light on all sides; adjacent to tracks of New York, New Haven and Hartford Railroad; reasonable rental to responsible tenant. For further information apply SAMUEL KRONSKY, Inc., Marbridge Building, Broadway and 34th st.

Borough of Brooklyn.

BUSH TERMINAL section—Two lofts, 6,000 sq. ft. each, 40c. per sq. ft.; steam elevator; good light. JAMES B. FISHER, 174 Montague st. Main 7297.

BUSINESS PLACES WANTED.

SMALL store wanted in financial section; 1 window, if possible, for jeweller. Write J. G., room 428, 206 Broadway, N. Y. city.

HOUSES TO LET, FURNISHED.

TO LET—Family going abroad, handsomely furnished house of 10 rooms, to responsible people only; 4 doors from Park av., in the East 50's; excellent maids if desired; nice garden; all modern improvements. Y 792 Herald, Herald sq.

HOUSES TO LET, UNFURNISHED.

Borough of Brooklyn.

OCEAN AV., finest section of Flatbush; beautiful house, with garage for 2 cars; all modern improvements, elegantly furnished; will rent to November 1.
JOHN E. HENRY, JR.,
189 Montague st. Main 7979.

Long Island.

FREEPORT.—Nine rooms, bath, garage; near station; $65. Wednesday, 63 Pearsol av.

APARTMENTS—FURNISHED.

ATTRACTIVELY furnished suites of two, three or more rooms, with private baths, at Hotel Chelsea, 222 West 23d st. Location unexcelled for conveniences. New management is very anxious to rent to permanent guests and will make very attractive rates to those now ta