# BUILDERS LEASE APARTMENT SITE

## Pay $750,000 for Van Beuren Estate Plot on St. Nicholas Ave. at 168th Street.

Spotts & Starr, Inc., have leased for a long term for the Van Beuren estate to Vogel, Schultz & Schwartz, builders and operators, the block front on the east side of St. Nicholas avenue, extending from 168th to 169th street, at an aggregate rental of $750,000.

The property has a frontage of 188 feet on St. Nicholas avenue, 185 on 169th street and 128 on 168th street, facing the subway station at Broadway and 168th street, and is opposite the former home of the American League Baseball Club, which site is to be improved by Columbia University and Presbyterian Hospital.

Adjoining this property on the block front at St. Nicholas avenue, between 169th and 170th streets, Spotts & Starr, Inc., sold to a corporation of tenant owners on the 100 per cent. cooperative plan the Woodrow Court apartments. On the east side of Broadway, extending from 170th to 171st street, Vogel, Schultz & Schwartz are erecting two six story elevator apartment houses on a plot acquired from the Clark estate.

On the northwest corner of 170th street and St. Nicholas avenue the Lapidus Construction Company is erecting a six story elevator apartment house, 100x125, and Samuel Golding is completing the erection of two six story elevator apartment houses, covering the block front on Fort Washington avenue, extending from 170th to 171st street. The block bounded by Broadway, St. Nicholas avenue, 171st and 172d streets will also be improved with elevator apartment buildings on the site recently purchased by Frank R. Lawrence from the Clark estate.

Vogel, Schultz & Schwartz through the same brokers recently leased from the Van Beuren estate, at an aggregate rental of $400,000, the southeast corner of Broadway and 150th street, 100x100. Plans are being prepared to improve both these sites with two story business buildings to be available for occupancy in the early fall.

**Other Sales in Manhattan.**

The four story building with stores, 49.5x100, at the southwest corner of Sixth avenue and Thirty-first street, has been bought by the newly formed 517 Sixth Avenue Realty Corporation, D. W. Blumenthal, S. Rosenfeld and E. Pollack directors. The company has a capitalization of $200,000. Title to the property stands in the name of the Torimac Corporation, J. T. Smith president.

Frank A. Seaver & Co. sold the plot, 40x100, on the north side of Eighty-first street, 120 feet east of Ridge Boulevard, for F. Gentry.

Schindler & Liebler sold for Anna Masin the three story building with store at 1310 First avenue.

**Aldrich Building Sold at Auction.**

The five story Aldrich Building, occupying the block front on the east side of Church street, between Warren and Chambers streets, to-day passed to the ownership of the Albany County Savings Bank, which took it as plaintiff in foreclosure proceedings on mortgage of $195,000. The property was sold on a mortgage judgment of about $200,000 obtained by the bank against the Church & Warren Company. J. Clarence Davies was the auctioneer.

**$1,500,000 Loan on Loft Properties**

Loft, Inc., candy manufacturers, procured from the Chatham and Phenix National Bank, as trustee, a loan of $1,500,000 for ten years on its properties in this city, Newark, Paterson and Hoboken. The holdings here involve the big factory on Broome and Kenmare streets and Cleveland place; the building at the southeast corner of Barclay street and West Broadway; the leasehold at 1565 Broadway, and the leasehold at the northwest corner of Prospect avenue and 160th street. The loan bears 6 per cent. interest.

**Hospital Leases for Nurses' Home.**

Pease & Elliman leased for J. P. McGuire a four story dwelling, 25x100, at 47 East Sixty-sixth street, to the Presbyterian Hospital, which will probably use it for nurses' quarters. The same brokers sold the property to the lessor a year ago.

**Park Av. Restaurant's High Rent.**

The lease of the restaurant space in the new seventeen story cooperative apartment house at 290 Park avenue to "Pierre," arranged by Douglas L. Elliman & Co. last March, has been placed on record. It calls for an annual payment of $33,000 for twenty-one years from next October, and there is an option of renewing the lease for another twenty-one year term.

**In the Dwelling Market.**

Brown-Wheelock Company, Inc., sold for the Holmes Electric Protective Company 48 East Seventy-ninth street, a four story dwelling, 18x80, held at $50,000. The new owner, who was represented by the M. Morgenthau, Jr., Company, will occupy after the completion of extensive alterations.

Daniel Casey sold for the Hoffner estate to Mrs. Louise Dickson the four story and basement dwelling at 205 East Forty-sixth street, 20x100.

Leonard Weil resold the three story dwelling at 249 East Thirty-second street to Arnold Roth.

Leonard Weil resold 63 East 129th street, a three story dwelling, to Henry Schmidt.

**Multifamily Houses Sold.**

Daniel Casey sold for the Bonn estate to Dr. Joseph Leo the five story single flat at 156 East Fifty-sixth street, 16.8x100. This is the first sale of the property in fifty years.

O'Reilly & Dahn sold for Patrick Kiernon 279 Third avenue, a three story flat and store, 22x75.

Leon S. Altmayer sold for Mrs. M. Canti the four story and basement flat at 166 East 105th street, between Lexington and Third avenues. It is rumored that the adjoining property has also been sold through Mr. Altmayer.

Charles F. Noyes Company sold for the Poughkeepsie Trust Company 47 Sheriff street, a five story store and tenement.

**Deals Revealed in Transfers.**

The Central Union Trust Company sold to the Irda Realty Company for $65,000 the five story store building, 38.8x70.10x irregular, at 1 and 3 Division street, southeast corner of Catharine street.

The five story amusement hall, 26x120, at 12 St. Mark's place has been sold by the National Surety Company to Anna M. Brindell.

Frances E. Gribben sold to Mary Flood 81 Lexington avenue, northeast corner of Twenty-sixth street, a three story house, with stores, 19.9x80.

Maurice L. Nadler sold to Herman Heidenreich the six story apartment, with stores, 100x100, at the northwest corner of Amsterdam avenue and 178th street.

Stebbins Realty and Construction Company sold to Alfred D. J. Grenier 2488 Second avenue, a five story store tenement, 19.11x100.

Sophie Hanigsberg sold to Samuel Goldfarb 202 East Ninety-eighth street, a five story store tenement, 26.3x100.9.

John W. Ruef sold to Frances R. Burke 342 West 121st street, a three story dwelling, 16x100.11.

James Connelly sold to Thomas McHugh 156 East 102d street, a three story dwelling, 15x100.11.

Madeline M. Laase sold to the Direct Leasing Corporation 158 West 130th street, a three story dwelling, 18.9x99.11.

Mary J. Archer sold to Beatrice Whittaker 115 West 136th street, a three story dwelling, 16.8x99.11.

Mary A. Cosgrove sold to Alexander McGoughran 104 West 122d street, a three story dwelling, 20x100.11.

Dora Frank resold to Charles Taylor 2 West 132d street, a four story dwelling, 17.6x99.11.

**Sold for First Time Since 1846.**

A. E. Karscher sold for the George W. Goodrich estate to the Liberty Piano Company, J. Smith, president, the four story buildings at 356 Grand street, 25.2x55; and 58 Essex street, 23x50. Both properties form an L. The new owners will alter and occupy for their business. This was the first sale of these properties in seventy-five years.

**MISCELLANEOUS LEASES.**

The building at 1847 Broadway, near Sixtieth street, has been rented by Russell L. Engs, metropolitan distributer of Cole automobiles, to the St. Regis Restaurant, Inc., for twenty-one years at an aggregate rental of $790,000. Mr. Engs bought this property about a year ago, intending to use it for his own business, but he found that it will not be large enough owing to his rapid expansion. Cross & Brown Company were the brokers.

G. Montague Mable leased from the plans for ten years at a rental approximating $85,000 the one story garage, 75x100, at 417 to 421 West Thirty-seventh street. The lessees will operate a public garage. The plot was leased a short time ago by Mr. Mable for the estate of J. W. Dimick to the builder.

Henry Brady leased a loft in 125 West Thirty-third street to the N. & H. Dress Company.

Wood, Dolson Company, Inc., through its representative, Charles J. Quinlan, leased for Mrs. B. B. Roundey of Madison, N. J., the three story dwelling at 165 West Seventy-fourth street.

J. B. English leased a suite of offices in 1412-14-16 Broadway to the United States Internal Revenue Department; also leased to Charles Globerge a suite of offices on the fifth floor.

## *FILE PLANS FOR NEW BAR ASSOCIATION BLDG.*

Plans have been filed for the new office and store building for the New York Bar Association at 37 to 41 West Forty-third street and 34 and 36 West Forty-fourth street. It will be a fourteen story structure, with a frontage of 67.8 feet on Forty-third street and 44.4 on Forty-fourth street, with a uniform depth of 200.10. The Association of the Bar of New York City is the owner. Severance & Van Alen are the architects and have estimated the cost at $700,000.

**Other Building Plans Filed.**

Plans have been filed for the construction of the new Washington Heights Educational Building, at 629 to 635 West 155th street, a three story structure, with a frontage of 100 feet and a depth of 83.9 feet. The American Academy of Arts and Letters, Inc., is the owner. McKim, Mead & White are the architects, and have estimated the cost at $300,000.

The American Irish Historical Society has filed plans for remodelling the four story dwelling at 132 East Sixteenth street for its headquarters. J. W. O'Connor, architect, estimates the cost at $10,000. The property has stood in the name of the John T. Nagle estate since 1889.

Plans have been filed for a three story factory, 125x73, for the Sinclair & Valentine Company, at 606 to 616 West 130th street, to cost $150,000.


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The James Gordon Bennett Estate sale of 941 Yonkers Bungalow Lots—just over the New York City Line—is to be held TO-MORROW, SATURDAY. These are not ordinary lots. They are extraordinary lots. They are the sort of lots that one of the best judges of real estate—James Gordon Bennett—selected for their future value. These lots must be closed out for whatever they may bring. Mr. Bennett's will provides that his residuary estate shall go to found "The James Gordon Bennett Memorial Home for New York Journalists," for the purpose of aiding journalists who may be unable to care for themselves, or need a home or aid.

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By Order of Rodman Wanamaker, Esq., and Guaranty Trust Co. of New York, Executors

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AVON WATERFRONT.
Shark River frontage, over 200 feet, ½ acre of ground, fine lawns, flowers, house 12 rooms, bath, electricity, gas, large veranda, fine condition; one price, $12,500, to good neighbor; any reasonable terms; no brokers. OWNER, room 304, 229 West 42d st.

ASBURY PARK, Ocean Grove, Allenhurst, Bradley Beal.—Summer cottages, hotels. JACOB A. KING, NORTH ASBURY PARK.

BEACHWOOD—Beautiful home in the pine belt of New Jersey, situated on Toms River and Barnegat Bay; fine bathing, boating, fishing, charming social life; summer and all year colony; business men's government. Particulars, photo, &c., S., box 76, Beachwood, N. J.

CALDWELL, N. J.
Immediate occupancy; nine rooms, all improvements; best street; large lot; price $12,000. BRADY, 328 Bloomfield av., Caldwell.

FOR real estate opportunities in Summit or the New Jersey hill country near by—
EUGENE JOBS-H. F. BECK CO.,
Real Estate Brokers,
Lackawanna Station, Summit, N. J.



SUMMER RESIDENCES TO LET.
Long Island.

BUNGALOW, six rooms; bay front; $200 monthly, or sell part. WILKINS, 987 Bayside, Breezy Point, beyond Sheepshead Bay.

CEDARHURST, L. I.—For rent until October 1 attractive house, desirable location; 3 master bedrooms, 2 maids' rooms, 2 baths; garage; reasonable rent. Reply P. O. Box 197, or telephone Far Rockaway 4088.

LONG BEACH Proper.—Apartment, elegantly furnished; ocean half block. BYRNE, Front st.

PRIVATE family wish to rent their magnificent home at Neponsit, L. I. (City of New York), on Atlantic Ocean; spacious grounds, with beautiful lawns, &c.; $1,000 per month, for the season, or longer. Tel. Belle Harbor 1060. RICHTER & CO., Rockaway Park, L. I.

New York.

COTTAGE, furnished, near Kingston; beautiful, healthy location; sell, rent. Tel. Hunterspoint 977.

Connecticut.

CALIFORNIA type bungalow, brand new, 2 bedrooms and bath, electric kitchen, living and dining room, well furnished, exception of linen and silver; garage; approximately ½ acre of ground; ready for immediate occupancy on a rental basis until November 1; five minutes by trolley to railroad station, N. Y., N. H. & H., station Sound Beach, Conn.; location refined bungalow section, situated at Shorelands, Sound Beach. $200 per month. Apply Mr. ECKERT, 124 White St. Phone Franklin 6017.

New Jersey.

COTTAGE, rent, Atlantic Highlands, New Jersey, opposite station; all improvements; furnished; block from amusement beach; opposite hotel. BAILEY, 2144 5th av. Phone Harlem 2387.



SUMMER RESIDENCES WANTED.

THREE adults desire bungalow for August, on shore. I. J., 1358 Broadway.



REAL ESTATE WANTED.

WE collect rents, 2% commission; years of experience. S. L. ABONDS CO., 470 Tremont av.



BUSINESS PLACES TO LET.
From Battery to 14th St., Inclusive.

FURNISHED private office $40; desk room $20; phone service. Call Stuyvesant 10127.

OFFICE Space.—Corporation occupying suite will sublet two furnished offices, Tribune Building; overlooking City Hall Park; $45 and $80; immediate possession. Apply Room 906.

8 E. 14th st.—Large, light, airy loft, 2d floor, 40x100; elevator service, steam heat, electric light; good location; rental $3,750. Phone Stuyvesant 1057.

111 Broadway, Room 872.—Furnished private office or desk room. Rector 1833.

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

BUILDING, excellent condition, 3 stories, 50x100, 3 ton elevator 16x9. 516 W. 40th st., city. Longacre 3715.

BROADWAY, 416, corner, 2 lofts, $3,000. 5 E. 17th st., corner 18th, 2 lofts, $5,500.

GARAGE, 75x100, $7,500 per year gross; immediate possession. T. L. DURNING & CO., 32 West 47th st. Bryant 2337.

LEASE FOR SALE.
Four story loft building, located West 50's, 25x100; steam, light, air; rent lower floor; equipped with machinery and stock for auto service station; rent reasonable. Circle 8726, or write F. R., 209 East 83d st.

LOFT, 40x70, third floor, very light, large freight elevator, steam heat, electricity, $2,750; immediate possession. 207-209 East 49th st.

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



BUSINESS PLACES TO LET.
Above 14th St. to 59th St. (Inclusive). East River to North River.

BUSINESS PLACES TO LET.
Above 14th St. to 59th St. (Inclusive). East River to North River.

11-13 EAST 26th ST.
THROUGH TO 27TH ST.
FACING MADISON SQUARE PARK
Exceptionally Light Lofts
11,700 Sq. Feet Per Floor
To Lease from Feb. 1, 1922
JOSEPH E. GILBERT, 50 EAST 42D ST.
TEL. 5949 VANDERBILT, OR YOUR OWN BROKER

BUSINESS PLACES TO LET.
Above 14th St. to 59th St. (Inclusive). East River to North River.

PARLOR floor, dentist, physician or office. 219 East 39th st.

STORES, showrooms, offices and choice residences for lease and sale. E. L. DURNING & CO., 32 W. 47th. Bryant 2337.

STORES and lofts in 42d st. district. BOWMAN, 115 W. 42d.

TOP LOFT, 40x140, 26 windows; light four sides; wired; large elevator; drying room, drip pans; equipped for hat factory. Engineer, 207-209 E. 49th. Immediate possession.

425 5TH AV.—Private office, furnished or unfurnished; reasonable. HARNETT.

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

64TH ST., 118 W.—Basement store to let, $60; near Broadway and Columbus av.

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

ELEGANT office for dentist, $100 month. 712 St. Nicholas av. Tel. Audubon 1701.

Miscellaneous.

HALF private office, furnished; telephone; stenographic services. K 786 Herald.

APARTMENTS—FURNISHED.

AN exquisitely appointed 10 room apartment, 5 master bedrooms, 3 master baths, large drawing room, dining room, kitchen; splendid servants' quarters; long or short lease; located West End av. and 79th st. Phone Schuyler 3789.

FAMILY leaving city will sell or lease 7 room apartment; elevator, phone; cash or reasonable terms responsible people. Phone 4858 Morningside, apartment 12.

FOR RENT—Near Pershing square, a limited number of high class bachelor apartments with bath; moderate. LYONS, 56 East 41st st.

HANDSOMELY furnished seven, also four room apartment; one door from Riverside Drive; subway and several car lines handy; for sale or rent. Riverside 2554.

MADISON AV., 425—One large, light, corner studio room, kitchenette and bath, piano, private telephone, completely furnished for housekeeping; can be seen after 10 A. M. CRAVEN.

PARK AV.—Five rooms and bath, all outside, handsomely furnished and decorated, till October 1; $200 a month. Phone 3[illegible] GAINES, Watkins 8000.

RIVERSIDE DRIVE apartment, corner 145th st.—Six beautiful outside rooms to sublet from July 15 to September 15; newly furnished; reasonable to desirable tenants. Phone owner, Mr. WALD, Longacre 5656.

1 WEST 67TH.—Furnished studio apartment of unusual excellence; large living room, two bedrooms, boudoir, two baths, electric kitchenette; will sublet until October 1 at low rental to responsible party only; possession at once. Apply GOLDMAN, 16 West 334 st. Phone Pennsylvania 6606.

21 West 31st.—Two rooms, bath, maid, telephone and elevator service. MAJOR MARCHETTI, telephone before 10. Longacre 4830.

44TH, 210 W. (Westover Court).—Bachelor apartments, high class; hotel service; meals. See Resident Manager. Bryant 5860.

47TH, 16 W.—Desir