REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

HIGH, HEALTHFUL POULTRY FARM, Mile from Lackawanna station, near SUMMIT, N. J. 9 acres, abundant fruit, grapes, berries, improved 8 room dwelling, large modern poultry buildings, 600 young thoroughbred laying hens; established trade, splendid opening. EUGENE JOBS-H. F. BECK CO., Real Estate Brokers. Lackawanna station, Summit, N. J.

HOMES for sale; send for booklet; 100 pictures. COMMUTER, 1416 Bway.

IDEAL HOMES.
Several new houses, 30 minutes from Hudson Terminal, in beautiful restricted section; six and seven rooms; every improvement; near station; large plots; $8,200 to $10,000; easy terms; quick action necessary. FRANK MILLER, 13 Park Row. Barclay 8685.

LARGE remodelled perfect Colonial residence on Pompton Turnpike, N. J., 24 miles out; house on eminence, 250 ft. from pike, commanding views; stone cement cellar with storage rooms; new heating plant; new plumbing, large outhouses; unusual water system; over 25 acres, variety of fruit; for an aristocratic roadhouse unsurpassed; hundreds of cars pass daily; $35,000. Y 647, Herald, 16th st.

LAKE LACKAWANA, N. J., 50x170 waterfront plots, $250 and up; acre plots, 400 feet from lake, $75 and up; waterfront farms and acreage for sale in northern New Jersey. O. SCHABEHORN, Stanhope, N. J.

MODERN house, excellent condition, seven good size rooms, bathroom, all modern improvements; lot 60x125; shade; three minutes' walk depot; $7,500. OWNER, 247 East Ridgewood av., Ridgewood, N. J., phone 1460.

MOUNTAIN LAKES, N. J.
Within the hour on D. L. & W.
Houses from $10,000 up.
Chas. R. Furrer, 47 W. 34th st. Fitz Roy 5673.

MAPLEWOOD, N. J.—Seven room Colonial house, sun porch; choice location; excellent condition; $12,500. Tel. South Orange 1336-J.

NEARLY new California bungalow, craftsman living room with fireplace, dining room, kitchen, two bedrooms, bathroom first floor, three bedrooms second floor, large wide porches; view for miles; high elevation; lot 75x200; three minutes' walk depot; bargain; $10,500. Apply 247 East Ridgewood av., Ridgewood, N. J. Phone 1460.

NICE neighbors, nice houses, nice location, Roselle, 8 rooms, every improvement, open fireplaces, sun and sleeping porches; large grounds; asking $12,000; very easy terms. HAPPY HOME FINCK, 214 Broad, Elizabeth.

NINE rooms, modern; hot water heat; fine residential section; garage; seven minutes depot, stores; owner on premises. 134 Tenafly road, Englewood, N. J.

ONLY $1,300 FOR
SPLENDID HIGH PLOT IN
Desirable Residential Section, SUMMIT, N. J.
All street improvements, large shade trees.
OTHER LOT BARGAINS.
EUGENE JOBS-H. F. BECK CO.,
Real Estate Brokers.
Lackawanna station. Summit, N. J.

PRIVATE residence, 6 rooms, bath, all improvements, fruit trees, grapevines, property 100x175, block from school and trolley; 10 minutes from station, 45 minutes from New York. Apply 91 Albert st., Rahway, N. J.

FOR SALE—2 family house, 6 rooms and bath, modern improvements; price $6,500; cash $3,500. D. HAZELTON, 52 Ashwood av., Summit, N. J.

RUTHERFORD.—To effect quick sale will sacrifice 6 room suburban Colonial home with large garage; almost new; completely and nicely appointed; owner will occupy on day's notice; all city conveniences; glassed-in porch; large plot; plenty of flowers and shrubs; price $8,600; easy terms; fine locality; 6 minutes' walk to railroad station; 32 minutes to Broadway, Manhattan. Business compelled the owner to move to another locality. See it and make me an offer. For details of a real bargain address DOCTOR, 893 Herald, 280 Broadway.

RIVER EDGE.—Semi-bungalow, 6 rooms, all improvements, hardwood trim, double floors; house and porch screened; garage; corner plot, 35x158. Tel. Bowling Green 10173. F 1213 Herald, Fulton st.

RUTHERFORD'S biggest bargain; 6 room house, modern improvements; large plot; price only $6000; also two family house, 11 rooms, $7500. NICHOLSON, 266 Park av.

RAMSEY—For sale, house 6 rooms and bath, all improvements; plot 50x100; 5 minutes to R.R. station; price $4,200; good terms. WILSON REALTY CO., Ramsey, N. J. Telephone 61.

RAMSEY.—Attractive 5 room stucco cottage, bath, electricity; price $4,500; easy terms. HOVER, 212 Bway, New York.

SEASHORE COTTAGE FOR SALE
AT
LONG BRANCH (WEST END), N. J.
Furnished or unfurnished; all year home in exclusive section; near station; ideal commutation; immediate possession; two story and attic frame dwelling, ten rooms, with all modern improvements, including steam heat and hot water supply; well kept grounds, 75x125; Westwood av., near Bath av.; will sacrifice at $20,000; liberal terms. Address FRANK M. HOLAHAN, attorney, 110 West 40th st., New York city.

SOUTH ORANGE.—Very best location; 10 rooms and bath; fine closets; ground 100x213, with garden and trees; garage; price $21,000. OWNER, 211 Prospect st. Phone South Orange 129-R.

TO lease for 20 years, with the privilege of purchase at end of term, block front, with total frontage of 814 feet, in choicest section of Jersey City. Principals only call on WILLIAM E. DAVIES, sole agent, 11 Maiden lane.

TWO family for sale, 5 rooms and bath each side; 7 room semi-bungalow, garage, etc., all improvements; on trolley near Bound Brook; fair offer accepted; moving away. OWNER, Box 272, Plainfield, N. J.

TWENTY free views of beautiful Owassa and Culvers Lake. Send your name and address to BEARDALL, Owassa Lake, Newton, N. J.

UPPER MONTCLAIR.—Substantial 8 room house; electricity; two sun parlors; large corner plot; plenty fruit; big shade; double garage; chicken houses; $9,500. H. H. ARTHUR, 12 John st., New York.

VERY desirable nine room house, two tile baths, gas, electricity, hot water heat, antique fireplace, glassed-in porch and sun parlor; attractive surroundings with large shade trees, fruit and garden, permanent flowers and vines; lot 75x180; convenient to trolley and trains. 424 20 av., Roselle, N. J.

VERY desirable business property in growing town, with guaranteed income; brokers protected; opportunity. PROPERTY, room 106, Times Building.

WEST END, LONG BRANCH.
GREAT SACRIFICE.
CEDAR AV., near Ocean Av. Plot 100x200; fine residence, 5 master bedrooms, 6 maids', 4 baths; every modern improvement; just painted in and out; garage, stable and outbuildings; fully furnished, very fine old trees and wonderful grounds; never has been rented or offered for sale; it is worth $60,000; owner must sell; want offer of $25,000. Terms.
WILLIAM J. MOCK,
25 East 40th St., New York.

WOODBRIDGE, N. J.—Forced to sell quickly, beautiful new home, 45 minutes from Hudson Terminal or Pennsylvania Station; 6 large rooms, large porch; all improvements; 3 blocks from station; excellent planted garden; corner 100x100; tax exempt; immediate occupancy. Worth $10,000. Price $8,250; terms, $750 down, $50 monthly. Box 49, Avenel Park, New Jersey.

UNUSUAL seashore offering; blocks with 250 feet frontage on ocean, running through to Barnegat Bay; same frontage on bay; contain 5 to 10 acres; auto road; railroad; small payment down, balance any time within 5 years; only a few; worth your attention. OCEAN FRONT CO., 605 Bailey Bldg., Philadelphia.

$10,000—The kind they used to build; $5,000 cash; fine section, half hour out; near station; golf; nine rooms, modern improvements; attractive grounds, fruit, garage. Owner, Stuyvesant 2858. R 121 Herald, Herald sq.

California—Sale or Rent.

PASADENA, Cal.—Plot 81x225 feet for sale or exchange for Eastern property. E. R. E., box 132, Coytesville, N. J.

FARM PROPERTY.

Massachusetts.

BERKSHIRE farm, one of many bargains; 450 acres, 75 tillable; fruit, sugar bush, two trout streams, lot game; house, 14 rooms, bath; barn; gravity water supply. I. W. VALENTINE, 373 4th av.

Connecticut.

AT Ridgefield, Conn., on State highway to Danbury, farm of 46 acres, with dwelling house and outbuildings; attractively located for summer residences and farming; owner removed to California, desires to sell. WM. R. KEELER, Ridgefield, or Henry A. Clark, Flushing, N. Y.

STATE road, six room house, barn, garage, fruit, $2,750; also seven room house, gas, water, two acres, barn, coop, $3,200. J. H. CONNELL, Danbury, Conn.

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

FARM PROPERTY.

New York.

BARGAINS.—Several complete farms, near Poughkeepsie, Stroudsburg and New York for sale, with stock; about 65 acres each; easy terms. Call to-day and see them. MAHALEY, 127 W. 133d.

FARM, brick house, improvements; free, clear; sell, exchange. 237 Rutledge st., Brooklyn.

65-ACRE COLUMBIA COUNTY FARM
WITH TEAM, CROPS, 7 COWS AND
Heifers, 3 hogs, poultry, sheep, vehicles, tools, full implements included; excellent general farm sacrificed by aged owner, only 1½ miles thriving R.R. town, easy drive thriving city, advantages; 45 acres level loamy tillage; big pasture; timber; 100 apple trees; buildings valued $3,300; comfortable 6-room house, spring water, bountiful shade, splendid view; good barn, 4 poultry houses; to sell at once all $3,850, only $1,300 down, easy terms; pleasant home and productive farm at real bargain. Act quickly. Catalog free. EDWARD BRIZZIE, Chatham, N. Y.

113-ACRE FARM ONLY $1,750;
HORSE, COW, HOGS, CROPS.
Flock poultry, tools, implements, &c., included; your opportunity get going farm in splendid New York section; 2 miles R. R. advantages; productive loamy fields; 10-cow, spring-watered pasture; lots wood, abundance timber; 25 apple trees, cherries; good 6-room house, bountiful maple shade; substantial 40-ft. barn, poultry house; other interests force quick sale, $1,750 gets all, easy terms. Details page 33 Illus. Catalog 1100 Bargains. FREE. STROUT FARM AGENCY, 150RE Nassau st., New York city.

196 acre fruit farm for sale, cheap; buildings good, and only $3,000 cash needed to purchase. Come and look it over. DANIEL Cranbury station, New Paltz, N. Y.

New Jersey.

ALL size farms, located in the potato belt. CLIFFORD G. BROWN, Cranbury station, Middlesex county, N. J.

FARM, 23½ acres, on State road, hour out; modern house, improvements; barn; good soil, fruit; exchange for larger farm considered. GARDAM, 114 Park place.

GENTLEMAN'S FARM.
Everything complete; a going, money-making 170 acre potato and general farm; combined with paying poultry plant. For full particulars address F. O. Box 832, Freehold, N. J.

POULTRY and truck farm, 15 acres, 5 room house, barn, crib, wagon, wood house, 4 poultry houses, 1 horse, 1 heifer, 1 hog, 180 hens, 50 hives bees, tools and crops; all for $3,800, $1,500 cash required; dandy bargain. E. S. MAHONEY, Pleasantville, N. J.

17 ACRES, going tea room, house 8 rooms, barns, where fruit trees, excellent soil; State highway; price $8,500, terms. GENUNG & DAY, Morristown, N. J. Phone 251.

145 ACRES ON HILLTOP
AT CHATHAM, N. J.
Station 1 mile, large hard road frontage, with electricity, telephone and daily mail delivery; three country clubs convenient. Price $200 an acre.
EUGENE JOBS-H. F. BECK CO., Agents,
Lackawanna Station, Summit, N. J.

30 ACRE FARM in famous Salem county farming section, one mile from Elmer; rich land, about 12 acres splendid timber, apples, cherries, grapes, berries, 6 room house, large barn, beautiful old shade, close to lake; includes 2 horses, cow, chickens, tools, machinery and equipment; price $4,600; good share on mortgage. Write and send for our illustrated farm catalogue. BRAY & MACGEORGE, Vineland, N. J.

40-ACRE FARM NEAR NEW YORK;
FULLY EQUIPPED; INSURANCE $6,000.
Take it now and have horse, cow, flock poultry, crops, vehicles, tools, implements thrown in; fine productive farm, 1½ miles village, close county seat, 33 miles New York city; poultry stock, truck should pay well here; rich loamy tillage; big pasture, wood, lots apples, pears, cherries, peaches, grapes, berries; fine 2-story 12-room house, large piazza, bountiful shade, splendid view; 60-ft. basement barn, poultry house, cow barn, corn crib; owner retiring sacrifices for less than value buildings; all $6,000, about half cash, easy terms; a big opportunity. Investigate. Catalog free. ANDREW H. HAYE, JR., 152 Park av., Plainfield, N. J.

$1,600 SECURES OCEAN COUNTY FARM.
125 HEAD POULTRY, HORSE, TOOLS, incubator, potato digger, sprayers, vehicles, &c., thrown in; convenient noted winter resorts; mile railroad, town; ten acres rich, loamy tillage; 40 peach, 20 pear, 10 apple trees, plums, cherries, grapes; good 5 room house with piazza; substantial barn, poultry house, piggery, &c.; owner engaged elsewhere; $2,800 takes all; only $1,000 down; easy terms; a city worker's refuge; come and see it; catalogue FREE. H. J. FABY, Toms River, N. J.

Miscellaneous.

BEFORE buying or selling a farm read "Farm Loans and City Bonds," Hartford Building, Chicago. 20c. a copy, $2 a year.

FARMS for sale, catalogue free. STROUT FARM AGENCY, Box F, 150 Nassau st.

J STERLING DRAKE,
FARMS,
29 BROADWAY.

SUBURBAN HOMES WANTED.

REFINED Christian couple desire to rent small unfurnished house, commuting distance New York, rent only; can expend $1,000; option to purchase at end of year. J. J. SHERIDAN, 1188 Park av.

WANTED to purchase on line of Hudson River Railroad, within thirty miles of New York, strictly modern, up to date house of at least nine rooms; full particulars and price first letter. M 1332 Herald, Harlem.

WANTED to rent October 1, for year, in residential suburbs, seven or eight room house; room for maid; commuting distance; moderate rental; can supply references; give full particulars when answering. Box Y 645 Herald, Herald square.

WANTED—Up to date furnished or unfurnished house, 6 or 7 rooms, suburban; convenient commuting; for immediate or October 1st occupancy. State full particulars. Box Y 644 Herald, Herald sq.

SIX room cottage or part of two family house, Westchester county; rent not over $50 per month. J. BARKER, 70 East 45th st.

SUMMER RESIDENCES TO LET.

Massachusetts.

$200 BALANCE OF SEASON.
BARNSTABLE, MASS.—CAPE COD.
12 rooms; house fully furnished; delightful location; accommodation for car; fine shade trees; near water. Write, phone M. M. NYE, 2010 Broadway. Columbus 3780.

Westchester.

FOR RENT, nicely furnished 6 room Colonial house with garage, August and September; immediate possession; near Oakland Beach. 31 Hill st., Rye. Phone 838M.

New Jersey.

ORANGE—Six rooms, including kitchen and bathroom; beautifully and completely furnished; great sacrifice for August and September; $85 per month; janitor service; fashionable location. See ROSS, occupant, 44 Berwyn st.

REAL ESTATE TO EXCHANGE.

AT Mineola, L. I.—Free and clear lots; all improvements except sewer; will bear the strictest investigation. WILLIAM GORBEL, 3 E. 27th st., city.

FOR EXCHANGE.
Large residence in Greenwich, Conn., exclusive section, beautiful grounds, garage and quarters, equity $35,000, for apartments or business property in New York; will add cash. OWNER, 303 Herald, Herald square.

FREE and clear, value $15,000, New Jersey seashore summer home; WILL TRADE FOR PROPERTY, Westchester or Putnam county, or Fairfield county, Conn. GEORGE NEIMAN, 522 5th av.

HANDSOME Riverside Drive residence; price $45,000; $5,000 cash and free, clear country property. COVERT, 424 Central Park West.

PRIVATE house; best location for modern country home. Box R., 72 Herald, Harlem.

SEVERAL owners of high class income property for whom we know are badly in need of cash, afford others, with property they do not want, an excellent opportunity to better their position. CHARLES F. NOYES COMPANY, 118 William st.

WE WANT YOUR PROPERTY.
Many Years' Trading Experience.
City income, lots, factories, garages, apartment houses and one or two family dwellings; also country estates, hotels, homes and farms. Tell us what you have and what you want. HARRY A. LEVINE, formerly Chegan & Levine, 123 Kingston av., Brooklyn.

WILL exchange two free and clear lots on Jerome av., with building operations all around, value $10,000, and add little cash, for private house and good section where I can rent out rooms to good people. Address WIDOW, box 893 Herald, Fulton st.

WILL exchange three plots, each 40x100, Bound Brook Terrace, for 1922 Buick sedan. T 293 Herald, Herald sq.

65 acres, unimproved, Shelter Island, water front; surrounded by substantial homes; beautiful building sites; sailing, bathing, fishing, motoring; give full description any offer. T 287 Herald, Herald square.

REAL ESTATE WANTED.

A financially responsible, experienced builder wanted; I have three choice operations financed Manhattan; owner subordinates liberally; details on application. S 170 Herald, Herald square.

AMES REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties.

REAL ESTATE WANTED.

APARTMENTS, flats, dwellings, taxpayers, garages, lofts, reasonable values, wanted by cash buyers. For quick results address particulars, SISCA & PALLADINO, 446 E. 116th.

CAMP site lake frontage; large main building; 100 miles N. Y.; buy or lease. MAYER, 773 E. 175th.

DO your present methods of management insure prompt renting of vacancies that may occur? Long experience, competent and businesslike methods of management and accounting enable us to assure owners the best of service in this respect.
SHAW, ROCKWELL & SANFORD,
1 West 125th st.

DESIRE to rent small house with ground, hour 125th st.; small family; Westchester preferred. P 1585 Herald, Bronx.

HARLEM RESIDENCES.
We will buy any residence in Harlem if price is right, and give quick action. JUDOWET REALTY CO., World Building. Beekman 8457.

HAVE $10,000 to buy a new law house; must be a bargain and good location in Manhattan; store property preferred. BUTCHER, Box 1181 Herald, Harlem.

I WANT to buy small summer cottage on the shore of Long Island Sound, good lo- Write Box 115, 1152 Myrtle av., Bklyn.

INVESTOR will buy modern walk up in good location if cheap. S 168 Herald, Herald sq.

OWNERS ONLY.
Exclusive brokers for leasing and selling apartment and private houses. Send particulars. TAITT & GREEN, 200 W. 130th st.

PLOT FOR LOFT BUILDINK
North of 28th st.
GEORGE NEIMAN, 522 5th av.

PRIVATE house in the 70s between Madison and Third aves. ASHFORTH & CO., 501 5th av.

REFINED American couple desire to rent New Jersey farm or suburban place, Monmouth county preferred; references. Address Mr. WHITESTONE, box 612, Plainfield, N. J.

REALTORS—Landlords' lowest pre-war estimates, painting, paperhanging, decorating; city, country. LANG, 429 Lexington. Phone 181J Murray Hill.

SUBSTANTIAL colonial farmhouse, suitable for remodelling, with small acreage, vicinity Sound, near New Rochelle, Larchmont, Rye. Give full description and price, P 1214 Herald, Fulton st.

WANT small, nearly all year home; give payment productive old 90 acre farm; 2 miles station; RIDGEFIELD, CONN.; large frontage two State roads; substantial 8 room farmhouse, quaint Dutch oven and fireplaces; farmer's cottage, barns; trout brook through land; 7 acre spring lake; reasonable value $18,000; free and clear.
E. H. PECK, care S. OSGOOD PELL & CO., Tel. 5610 Vanderbilt. 17 West 44th st., N. Y.

WANTED.—I want to rent an 8 or 9 room house, with one or two baths, within one hour of New York city; New Jersey, Westchester or Long Island; fair size plot, with garage, desired. D 320 Herald, 280 Broadway.

WANTED for clients, reasonably priced improved modern houses up to $10,000 on easy terms; must be within short distance from New York (Manhattan). HARRIS & CO., 182 East 80th st.

WANTED—A four story house, on a long term lease, 42d to 59th st., Madison av. to 8th av.; brokers invited. E. L. DURING & CO., 32 W. 47th st. Bryant 2337.

WESTCHESTER COUNTRY.
Send us full particulars of property you are anxious to sell. ASHFORTH & CO., 501 5th av.

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

WE are short of Bronx houses; have buyers with money; mail particulars. S. L. ARONDS CO., 470 Tremont av.

WANT to invest $10,000, walk-up. DENENFELD, 665 Jarvis lane, Far Rockaway.

WANT a cold water flat, good location, cheap. S 167 Herald, Herald sq.

9TH AVE., BETWEEN 48TH & 55TH STS.
25 foot building with possession of store for cash buyer. Principals only.
DAVID STEWART,
1 East 42nd St. Phone 1150 Vanderbilt.

REAL ESTATE—CANADA.

LAURENTIAN MUNTAINS.—Newly completed shingled cottage for sale, containing living room, kitchen, wide veranda and 4 bedrooms, situated on lake shore property, Newago, Quebec; supplies delivered daily; easily accessible to stores and station. For information write S. COOKE, Newago, Quebec, Canada.

FACTORIES FOR SALE OR RENT.

A CREAMERY PLANT near New York, suitable for cannery or business requiring abundance cold, pure water.
I. W. VALENTINE,
373 4th Av.

FACTORIES FOR RENT.—18,000 square feet, two floors, 9,000 feet each; all or separate; modern buildings; sprinkled, elevator, electricyt heat; Bradley Buildings, 11th st. and Vernon av., Long Island City; eight minutes from Grand Central Station; two blocks from subway; 5 cents fare. Address A. J. BRADLEY, owner, 101 Beekman st., New York. Phone 3591 Beekman.

FACTORIES TO LET.
Plainfield, N. J.—Two new factories, 10,000 square feet floor space each; ready for occupancy about September 1; convenient to centre of city and station. WAYNEWOOD COMPANY, Babcock Building, Plainfield, N. J.

FACTORY for sale, 16,000 square feet, 3 story building, situated about 8 miles from Fall River. Further information supplied on request. C. C. WARNER, 96 Chambers st.

IMMEDIATE POSSESSION—30,000 sq. ft., four story modern factory; light four sides; steam heated; sprinkled; electric elevator; good labor and shipping location.
C. H. READE,
1021 Grand St., Hoboken, N. J.
Phone Hoboken 2948.

21,000 SQUARE FEET,
two story modern brick and concrete corner factory, built to carry three additional floors, capacity 200 pounds; elevator, steam heat, excellent light; near two shipping terminals; good help section and transit facilities.
RAFFA & DIXON,
179 Remsen st., Brooklyn. Main 148.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

DESK WITH SERVICE, 141 BROADWAY, at Liberty st., room 1701.

HAVE ideal floor for dentist, partly furnished, consisting of exceptional office and workroom, at 212 Fulton st., New York; rent $150 per month. Call between 9 A. M. and 5 P. M. Thousands of people pass door daily.

PRIVATE office, furnished, $60; unfurnished, $50; desk room, $15. HOMEYER, 240 Broadway.

SAMPLE rooms, offices or desk room in active shoe centre, permanent or temporary, at low rates. MARTINE, 148 Duane st., New York city.

SMALL store, three lofts or entire building, 234 Fulton st.; $175 month; will make slight alterations if necessary. Cort. 3667.

TO LET—Two light, airy, connecting offices, 800 square feet, in Stewart Bldg., 280 Broadway; reasonable. Room 508.

8 EAST 14TH ST.
Loft for rent, 40x100, one flight up; elevator; very high ceiling, light and airy; modern improvements; best retail section; low rent; immediate possession. Phone Stuyvesant 1057.

$2 square foot yearly rents large store, new painting, fixtures. 39 Grand.

$9,000—Two family and store; key lot; near office; 5 story, $13,500; easy terms. S. P. FLANNERY, 23 Duane st.

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

ALL LIGHT.
Loft 110.
28 windows each, large freight elevator.
207-209 East 49th. 2754 Academy.

DAYLIGHT LOFTS.
2,500-5,000 sq. ft. and larger, above 23d st.; immediate possession; sprinkler; low rentals.
C. G. KELLER, 109 WEST 23D ST.

DESK room to rent; best business section, 326 st. between Broadway and 5th av. Write R. M., 3525 Broadway.

FOR RENT—LAWYER'S OFFICE.
Beautiful office, situated on 5th av., near 34th st.; three large windows facing avenue; complete law library available; ideal location for attorney; moderate rent; long lease. Address O 547 Herald, 280 Broadway.

FIFTH AVENUE GUARANTY BUILDING.
Room 508 to sublet or
A realty man can share office.
GEORGE NEIMAN, 522 5th Av.

GARAGE, 53d st., near 6th av., 45,000 sq. ft.; $35,000; no bonus; direct from owner. FORSTER, 724 8th av.

LOFT TO LET.
Will sublet for a period of 18 months, at an extremely low price.
258 5TH AV.,
very light loft, 50x100.
APPLY JOS. JONASSON,
213 W. 35TH ST.,
or your own broker.

LEXINGTON AV., 721 (corner 58th)—Front or rear; exceptional parlor store. Plaza 1234.

LOFTS to let, 50x100, 50x50, ground floor, fine light; possession; steam power. 517-527 W. 45th st.

PART of floor, suitable offices or any kind of business, good light, 600 to 700 square feet, $1,200. HENRY MERRITT, 263 West 23d st.

BUSINESS PLACES TO LET.

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

PRIVATE office, desk room, telephone, stenographer privilege; moderate rent. GRAND CENTRAL TERMINAL, room 4840. Vanderbilt 0661.

REAR rooms, 4 large windows, suitable for business; without machines; first floor. 48 East 29th st.

SUBLEASE AT SACRIFICE,
suite, 4 offices, 41 Union square; all or part; immediate possession. SCHLEY, 200 5th av. Gramercy 1587.

STORE with up to date front and 5 year lease, 42d st. and 9th av., to let. Longacre 1236.

48TH ST., 10 West.—Parlor floor, 4 rooms and bath, electricity, steam heat and all modern improvements; suitable for any business; will give lease to responsible tenant; our representative on premises Monday between 10 and 4:30. Murray Hill 3679. HARRIS S. LINES, 128 East 41st st.

48TH ST., 109 WEST.
The Shopping Centre of New York.
Very desirable, large parlor floor store, 20 feet show window; electric fixtures, telephone; possession; any high class business.

50TH ST., 70 W.—Parlor floor for rent. Circle 1492.

57TH ST., 57 W.—Best location; choice offices, living studios; 3 room apartments; $200 month; hotel service. Alpa Restaurant.

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

LARGE corner apartment, located on Broadway, four large show windows, seven rooms, bath; wonderful location for dressmaker, dentist, doctor, millinery, &c.; lease, rent $3,300 yearly; private entrance; advertising. GASPERMONT, 2086 Broadway.

STORE, in 116th st., near Lenox av., centre of Harlem business section. F. WM. SOHNS, 321 West 116th.

72D, 53 West.—Three rooms (650 square feet), first floor; fireproof elevator building; especially adapted for physician or three doctors; $3,600 year or $1,200 each room; all alterations, lighting and plumbing done to suit tenants.

92D ST., 60 W.—Spacious basement to let; ideal for caterer, &c.; reasonable. Apply on premises or phone Riverside 9550.

250-251 WEST 124TH.
8,500 square feet to lease; good location for any wholesale business. FOWLER, 217 West 125th. Morningside 0612.

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

CORNER brick building, one story, size 45x100; ceiling height 22ft.; steam heated; in first class condition; ideal for any business requiring extra height; lease for term of years; premises northwest corner 177th st. and Amsterdam av. Owner CHARLES M. ROSENTHAL, 152 Nassau st. Phone Beekman 7542.

OFFICE for dentist or specialist sharing reception room with physician. Lenox 0346.

Borough of Bronx.

LIGHT lofts, each 5,000 square feet, suitable for light manufacturing or any business, located in 147th st., section 3d ave., centre of the Bronx; convenient to all railroads. C. RIEGER'S SONS, 509 Willis av. Phone Melrose 70.

LOFT for rent, light manufacturing, 50x100; best labor section Bronx; 50 sewing machine tables; 2 motors and other equipment for sale cheap. PHILLIPS, WEIL & NORTON, 349 Broadway.

Borough of Brooklyn.

APARTMENT, 6 Pierrepont st.; part or whole first floor, furnished or unfurnished; every modern convenience; newly decorated; immediate possession. Dr. FAULKNER.

NOSTRAND AV., 613 (corner Bergen).—First floor, very desirable for dentist's office and living quarters, eight rooms and bath; two entrances, every improvement; $175 monthly; lease. OWNER, phone Main 7264.

NOSTRAND AV., 613 (at BERGEN ST.).—Large store in corner building, suitable for high class retail business; rent $250 monthly; also small store, $100 monthly; lease. OWNER, phone Main 7264.

OFFICE space to rent, including service; private office, telephone, etc. Address 188-190 Montague st., Brooklyn. Phone Main 3540.

Long Island.

FOR rent, floor of loft building, 11,000 sq. ft.; dock privileges. SEXAUER & LEMKE, INC., 801 Vernon av., Long Island City.

New Jersey.

FOR Lease—Entire second floor, 26,000 square feet, light on four sides; skylight; newly painted; $15,000 per annum; highly desirable for manufacturing; excellent labor market; Central av. and Lock st., Newark, N. J. Apply J. L. FEIGLEMAN & Co., 738 Broad st., Newark, N. J., or WELD & STUYDAM, INC., 522 5th av., N. Y. C., or your own broker.

Miscellaneous.

BUILDING to let on river front for business purposes; ground floor driveway 20 by 75. Phone Chelsea 3789.

GARAGES, East, West Side, G. MONTAGUE MABIE, 33 West 42d. Murray Hill 0752.

OFFICES, distinctive, high class uptown building, 300 feet to 2,000 square feet. BILTMORE REALTY CORP., TIMES BLDG.

PLEASANT, well furnished office and reception room, suitable for doctor or dentist; in high class private residence; used by physician now deceased; good opening for young man located at Haverstraw, N. Y.; one hour from New York city. Address E. B. LAIRD, Haverstraw, N. Y.

TO LEASE.
DESIRABLE STORES, LOFTS, OFFICES, all parts of New York, Bronx, Brooklyn.
CROWE AGENCY, 812 WORLD BLDG.

WILLIAM G. MACLEAN, INC.,
Renting Specialists, 420 6th av.
STORES, LOFTS, BUILDINGS.
Send for complete list.
AMES & CO., 26 WEST 31ST ST.

2,000 SQUARE feet, light and airy; ground floor, electric lights, steam heat; suitable for light manufacturing, garage or machine shop; six room modern apartment above may go with it if desired; located one-half block from Bridge Plaza, Long Island City.
JOHN A. POWER,
229 West 42d st. Bryant 5970.

BUSINESS PLACES WANTED.

AUTO repair shop, 4 or 5 car space; upper Bronx or West Side; particulars. P 1586 Herald, Bronx.

DESIRABLE STORES, LOFTS, OFFICES, all parts of New York, Bronx, Brooklyn. CROWE AGENCY, 812 WORLD BLDG.

WANTED—Store on 5th av. or Broadway between 23d and 34th sts., rental about $6,000; also store for high class tea room, 5th av. or Broadway between 34th and 59th sts.; brokers invited. MAXWELL MOSER, 198 Broadway.

WANTED—About 5,000 feet space for heavy manufacturing, between 23d and 42d sts., West Side. Give particulars. T 300 Herald, Herald sq.

HOUSES WANTED—FURNISHED.

Borough of Brooklyn.

BAY RIDGE—Furnished home, subway, 8 rooms, bath, October-March. Shore Road 1260J.

Connecticut.

FURNISHED, by the year, 6 room house, all improvements; garage; $1,000. THE GILL AGENCY, Darien, Conn.

APARTMENTS—FURNISHED.

ADVERTISER HAS FURNISHED FOUR ROOM APARTMENT IN WEST 50'S, NEAR 5TH AV., TO LEASE FOR FIVE OR TEN YEAR PERIOD; LUXURIOUSLY FURNISHED; EVERY MODERN CONVENIENCE; ALL FURNITURE AND EQUIPMENT PRACTICALLY NEW. THIS APARTMENT WAS ESPECIALLY DESIGNED, CONSTRUCTED AND FURNISHED FOR ADVERTISER LAST FALL AT A COST OF $40,000; MUST BE SEEN TO BE APPRECIATED; RENT $400 MONTHLY TO RESPONSIBLE PARTIES ONLY. WILL CONSIDER SELLING LEASE AND ALL CONTENTS AND EQUIPMENT. TELEPHONE CIRCLE 2480.

APARTMENTS OF QUALITY.
East, West Side. Long, short leases.
APARTMENT RENTING CO.,
176 West 72d st. Phone Columbus 1277.

BEAUTIFULLY furnished 10 room apartment, complete in appointments; location West End av. and 79th st.; long or short lease; private telephone. Information telephone Schuyler 3789.

CENTRAL PARK WEST—Exceptionally desirable, sunny, corner apartment, furnished, seven rooms, two baths; modern, elevator; overlooking park; sublease to October, 1922. Phone Columbus 9361.

CENTRAL PARK WEST, 464—3-4 rooms, all improvements; $23. VAN HORN, 10188 Watkins.

CENTRAL PARK WEST, 578—Four rooms, kitchen. Apt. 5 South. Riverside 7720.

DESIGNATED FOR OWNER—In the 60s; two rooms and bath, furnished or unfurnished; in one of the finest, centrally located apartment houses in city; hotel service; every convenience; restaurant on premises. F. A. BLACK, 2 W. 125TH STREET.

EAST ORANGE.—Six room, modern furnished apartment until October 1, at cost unfurnished; $140. Phone Orange 314R.

ELABORATELY, newly furnished 6 room apartment on Riverside Drive; reference required. Apply Y 668 Herald, 16th st.

APARTMENTS—FURNISHED.

FIVE rooms, linen, kitchen utensils, china, $95; call evenings. 437 Manhattan av.

HANDSOMELY furnished 7 also 4 room apartment; one door from Riverside Drive; subway and several car lines handy; for sale or rent. Riverside 2554.

RIVERSIDE DRIVE, 103D ST.
Clearfield, 8 extra large rooms, handsomely furnished and 3 baths; all outside; to rent to Oct., 1922. PITKIN. Tel. 8975 Riverside.

TO LET.—Several handsomely furnished 2 and 3 room apartments, facing beautiful Washington Square, $100 a month and up. HOTEL EARLE.

TWO rooms and bath, furnished or unfurnished; Knickerbocker Chambers, 825 7th av., at 53d st; new building.

TWO room modern, well furnished apartments; kitchenette, bath; lease. 60 West 83d.

TWO rooms, bath, kitchenette; artistic, central; immediate possession. Apt. 3-F. Morningside 6204.

UNUSUALLY attractive elevator apartment, 7 rooms (elegantly furnished), 3 baths; 86th st. near Riverside Drive; long lease if desired; $600 per month, from 1 Oct. 1 or sooner; references necessary. Y 649 Herald, 16th st.

WASHINGTON SQUARE SECTION.
APARTMENTS, the most desirable to be had; all sizes and rentals. Call us up and let us know what you want.
PEPE, SPRING 8347.

WEST EIGHTIES—5 room elevator apartment for rent, furniture for sale; good lease. Phone evenings after Sunday Col. 5812.

25TH ST., 246 W.—Apartment 4 in the Ardsdale, three furnished rooms and bath, including kitchen; whit sublet. Telephone Chelsea 6090.

28TH, 11 W.—Large, two rooms, bath, kitchenette. Madison sq. 5147. TRAYNOR.

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

46TH, 329 W.—Two attractive rooms, tiled bath; parquet floors; $80-$90.

48TH ST., 10 West.—Two rooms, also one room, both with baths, electricity, steam heat and absolutely modern in every particular; will give lease to responsible tenant; our representative on premises Monday between 10 and 4:30. Murray Hill 3679. HARRIS S. LINES, 128 East 41st st.

56TH ST., 27 W.—Two four and five room apartments; possession at once. HARRIS, VOUGHT & CO., 6 East 46th st.

52D, 34 E.—Exclusive apartments, between Park and Madison, combining comforts of home with advantages of service equal to best hotels; elevator; maid and meals served in apartment if desired; one room and bath to entire floor, with complete kitchen; $200 to $600; possession October 1. Phone 2671 Plaza.

55TH ST., CORNER 7TH AV.
THE REGAL, MODERN ELEVATOR APARTMENT HOUSE, NEWLY FURNISHED; MAID AND VALET SERVICE; 1 ROOM AND BATH, $85; 2 ROOMS AND BATH, $100 UP; REFERENCES REQUIRED.

69TH, 131 West.—Three lower floors, private house, suitable physician; handsomely furnished; heat; telephone; lease $350 monthly; references.

57TH ST., 130 W.—Big, sunny living room, 2 bedrooms, 2 baths; beautifully furnished; private hall; telephone; 2 entrances; possession immediately; $250 a month. C. G. MORNER, 16-18 Bridge st. Bowling Green 7979.

56TH, 125 W.—Sublet 3 large room apartment; light housekeeping; bath; improvements; phone; $80 month. DOENGES.

57TH ST., 340 WEST.
MODERN ELEVATOR APARTMENT HOUSE, NEWLY FURNISHED; MAID AND VALET SERVICE; TWO AND THREE ROOMS AND BATH; $25 WEEKL