News of the Real Estate World

8 HARLEM FLATS IN $750,000 DEAL

Louis Kramer Buys Six Story Walkup on West 124th St.; Other Apartment Deals.

Sharp & Co. sold for the Speedway Realty Company (Jackson & Stern) to Louis Kramer the eight six story walk-up apartment houses at 425 to 453 West 124th street, between Amsterdam and Morningside avenues, valued at $750,000. Six of the houses are on plots 42.2x100 and two 50x100, each structure being arranged for twenty-four families and laid out in suites of three, four, five and six rooms. They return an annual rental of approximately $125,000. This is the first sale of the property since the sellers erected the houses twelve years ago. Sharp & Co. have been appointed agents of the houses.

The Minaret Building Company, representing McMorrow Bros., sold through Harry Senior the seven story apartment house at 516 and 518 West 151st street, 50x100. It was held at $110,000.

The newly organized Ledwin Realty Company purchased from the Rotnow Realty Company 445 West 124th street, a six story flat, 41.8x100.11, renting for $15,000 and held at $85,000. S. and J. Leder and M. L. Wiesenthal are directors in the new company, which is represented by M. Neckritz, attorney.

John G. Muth, of the Fred J. Rullman office, sold for William Schweitzer to John Danauer 124 East 128th street, a four story single flat, 19x100.

Pepe & Bro. have sold for the owners 114 Macdougal street, to Giacomo Cresto and Pietro Aimone, a six story tenement with stores and basement, 25x100.

James H. Cruikshank has purchased from Victor E. Whitlock 337 East Thirty-second street, a four story tenement, 25x100, between First and Second avenues. This has been in the Whitlock family since 1910. Harry Sugarman was the broker.

Schindler & Liebler have sold for the estate of Lena Thiese the four story single flat 240 East Eighty-fifth street.

Furniture Co. Buys Village Plot.

Brown, Wheelock Company, Inc., sold for William S. Coffin the vacant lot at 205 West Houston street to A. Gadarelli, furniture manufacturer, who will construct a three story store and showroom building for the retail sale of furniture and antiques, which it is their custom to purchase from the old property owners of the neighborhood.

Deals Revealed in Transfers.

Joseph Shenk sold to Bertha Haiduck the six story flat, 50x100.11, at 218 and 220 West 113th street.

The 208 East Fifty-second Street Corporation, which owns the 20 foot house at that address, purchased from Louis Brodner the adjoining three story house, 20x100.5 at 210.

HARLEM BLOCK FRONT IN BIG LEASING DEAL

Lessees to Alter Old Home of Furniture Firm.

The easterly block front on Fifth avenue from 125th to 126th street, formerly occupied by the Buckley-Newhall Furniture Company, which recently moved into its new building at Sixth avenue and Fortieth street, has been leased by Max J. Zelekoff, a builder, through Bauer, Milbank & Molloy, Inc., from the Empire Trust Company, as trustees for the Powers estate. Mr. Zelekoff, who has operated in downtown sections, is a believer in the future of 125th street, and is making this his first operation in that section. He plans to alter the ground floor into modern store fronts, and to convert the second and third floors into show rooms, offices and meeting rooms. The brokers are negotiating with several of the large chain store corporations to lease space in the remodelled building.

The new Jane Street Garage, Inc., with W. J. and H. J. Schaus and W. G. Stira as directors, leased the two story garage in course of construction at 11 to 19 Jane street from the Dochterman Realty Company for twenty-one years, I. E. Broadway, attorney, represents the new company.

Heil & Stern have leased store in 203 Fourth avenue to Tomados Confectionery Company, Inc., for ten years at a total rental of approximately $75,000.

Wood, Dolson Company, Inc., through I. M. Pennock, leased for Anna M. Finck and Florence I. Oliver the five story house, 25x107, at 75 Riverside Drive, between Seventy-ninth and Eightieth streets.

Albert B. Ashforth, Inc., leased space in 106 West Fortieth street to De Roy S. Fero.

BROKERS BUY A HOME.

George W. Mercer & Son, who recently sold for the estate of Edwin P. Smith the southeast corner of Eighth avenue and Twenty-third street, have bought one of the pieces on that plot, the five story office and apartment at 266 West Twenty-third street, where their offices have been since erection of the building, more than seventy-five years ago.

LESSEES FOR HOTEL WALTON.

New management and control of the Hotel Walton at the southwest corner of Columbus avenue and West Seventieth street, is indicated by a lease just recorded.

This property, a twelve story building, 100.5x100, has been taken by the George Benson Hotel Corporation for a term, beginning May 24, 1922, and ending March 30, 1943. The rental will be $55,000 a year, plus taxes, for the first seven years, and $50,000 a year, plus taxes, for the balance of the term.

The Walton is owned by the Havana Holding Company acting for Manuel Quenedo, who purchased it March, 1919 from the Kirk estate for $650,000.

THEATER FOR DYCKMAN ST.

Frank Volz sold for the Eleto Realty Corporation, A. C. Hall, president, a plot on the west side of Dyckman street, 300 feet north of Nagle avenue through to Thayer street, 100x150 feet, to E. J. Fenelon, operator, who plans to erect a motion picture house.

RESIDENTIAL RENTALS.

Pease & Elliman leased apartments as follows: In 1075 Park avenue, to H. B. Lake; in 565 Park avenue, to Mrs. M. L. Lewis; in 171 West Fifty-seventh street, to Edwin G. Seibels; in 13 West Forty-eighth street, to R. W. Sampson; in 4 East Eighty-eighth street, to Miss M. F. Coddington, and in 159 West Seventy-second street, to James Hanley.

Payson McL. Merrill Company leased a duplex studio apartment in 140 West Fifty-seventh street to Mrs. L. H. Gay, and single apartments in the same building to William H. Salomon and Thomas J. Simpson.

I. N. PHELPS STOKES BUYS HOME OF W. M. LYBRAND

Other Dwelling Deals Closed in Manhattan.

William M. Lybrand has sold his residence at 19 East Seventy-fifth street, 64 feet from the northwest corner of Madison avenue, to I. N. Phelps Stokes. Douglas L. Elliman & Co., Inc., were the brokers. The house covers a unique plot, 31 feet wide and 27.2 feet deep. The property was held at $50,000.

Abraham Zauderer, Inc., purchased through Arthur L. Shaw from the Simmons Realty and Construction Company 89, 91 and 93 Audubon avenue, three dwellings, 50x100, between 169th and 170th streets, valued at $330,000. The buyer will remodel them for business. Wacht & Kraft, attorneys, acted for the buyers.

Maurice Wertheim sold for Teresa J. Coman, Morgan E. Coman and Ada Coman Courtenay the four story dwelling 624 Lexington avenue, 21x70. The purchaser expects to remodel for business. This is the first transfer of the property in forty-two years.

Frederick H. Allen of Frederick Zittel & Sons sold for Mrs. E. B. Chisholm 336 West Seventy-seventh street, a five story dwelling, 23x84.

John J. Fitter sold for the estate of Alfred K. Hills the four story dwelling, 17x102.2, at 129 West Eighty-first street.

Brown, Wheelock Company, Inc., sold the three story dwelling at 7 Vandam street, 17.4x100 for William S. Coffin. This is the second parcel sold on this street by the Brown, Wheelock Company, Inc., for Mr. Coffin in the last week.

WEEK'S CLOSE BUSY ONE IN SUBURBAN MARKET

Developers Buy Park Hill Inn at Yonkers; Other Deals.

Park Hill Inn, Yonkers, owned for many years by American Real Estate Company, has been sold to a syndicate which is reported to be arranging plans for a development in the site. The property was originally the Getty homestead, and about twenty years ago was purchased by the American Real Estate Company and remodelled as a roadhouse and remained such until the war began. The sale was made by C. Irving Lattin.

Chauncey B. Griffen sold for C. J. Schwieterman his house at corner of Young avenue and Fourth street, Pelhamwood, to J. B. Gallagher of this city.

Kenneth Ives & Co. have sold for Miss Sarah J. Russel her residence on Chestnut street, Dobbs Ferry. The purchaser is Prof. Bird Stair of the College of the City of New York.

Payson McL. Merrill Company have sold for Mrs. Arnold W. Francis to Robert D. Carter her property of an acre with stone dwelling on the corner of Brookway and Wildwood avenue, Llewellyn Park, West Orange, N. J., and for Jacob Schuster, Jr., to Robert D. Carter an adjoining tract of one and one-half acres.

Thomas S. Burke sold for John J. Nolan to Robert Daines a dwelling at 116 Ravine avenue, Hillsdale, N. Y.

Fish & Marvin sold for the Witherbee Real Estate and Improvement Company five lots on Highbrook avenue at Pelham Manor to Joseph S. Mason of Westboro, Mass.; and for the same company to the same purchaser three lots on Pelhamdale avenue. The same brokers rented, furnished, for the summer the residence of J. P. Boynton, Webster Ridge, New Rochelle, to Sidney S. Stein of this city, and sold for Mrs. George Sheffield her residence at 444 Homestead avenue, Mount Vernon, to C. W. Spensley.

Bowles & Co. sold for H. T. Johnson a 100 foot frontage on Broad avenue, Leonia, N. J., to Harry I. Vanderbeck, builder, who will erect two two family houses.

Douglas Gibbons & Co. leased for Lillian Sealey and Marion D. Combe a cottage at Lawrence Beach, L. I., to Shaun Kelly, August Richard and Frederick Norris, and in Hewlett for Kathryn Auerback to Joseph Burden.

P. H. Collins has sold for Sydney B. Booth, the actor, a parcel in Bonnett avenue, Larchmont, N. Y., containing about five lots overlooking Larchmont harbor, to Joseph Hilser of this city. The purchaser will build for occupancy. The same firm leased for the summer for Corinne J. Shale her residence on the corner of Woodbine and Ocean avenues to Benjamin J. Duveen, the art connoisseur; for Veronica A. Cherry residence corner of Larchmont and Woodbine avenues to David Shiman; for Elinor Proctor Riley residence on Park avenue, overlooking Horseshoe Harbor, to Henry S. Hendricks; for Margaret M. Knabe her home, 4 Monroe avenue, to Henry A. Schubart; for Frederick M. Hoyt the former Hodgman cottage on the corner of Grove and Walnut avenues to Harry Negbaur; for Margaret Widdimar Schauffler her cottage, 21 Larchmont avenue, to Dr. J. H. O'Connell; for Anna Flaherty her residence on Larchmont avenue to Dr. P. William Nathan; for John J. Kerr, cottage at 12 Grove avenue to Joseph D. Jessel; for Claudia H. Silk her home on the corner of Beach and Walnut avenues to Charles Forsler; for Edith M. Koch her cottage on Sound View avenue, Larchmont Park, to Joseph Hideshelmer, and for Constance Overton the former Strich cottage on the corner of Beach avenue and Lincoln street, Larchmont Park, to Julius B. Lichtenstein.

Howell J. Lomax leased for Mrs. Phoebe M. Brush her property in the Cold Spring Hill section of Huntington, L. I., consisting of large, old fashioned dwelling, garage and outbuildings, to Alexander C. Proudfit of this city.

PERSONAL AND IMPERSONAL.

The buyer of the Lincoln School of the Teachers College at 646-648 Park avenue, recently sold, is Charles P. Perin, owner of the apartment house adjoining at 640 Madison avenue, northwest corner of Sixty-sixth street. The buyer will convert the school into an apartment house.

George Kean, real estate operator, has opened downtown offices in the Straus Building, 565 Fifth avenue.

Albert B. Ashforth, Inc., were the brokers in the recent sale of Mrs. Geoffrey Bonnell's estate at Syosset, L. I., to Frederick K. Seggerman. This property was held at $40,000. This is the fifth estate in the Syosset section sold by the same brokers within the last few months.

Louis H. Low and Charles W. Wynne are the buyers of the northwest corner of Ninth avenue and Twenty-second street, the recent sale of which was negotiated by the James Boyd Company. They will make alterations.

Other buyers of properties sold recently are as follows: Louisa P. Satterlee of 42 Park avenue; Cecilia G. Lewis of 502 and 504 West 151st street; Angelina C. Lauria of 245 West Fourth street; A. Lockwood Gallagher of 896 West End avenue; Ferdinand R. Minrath of 312 West Eighty-second street and the Gilboa Realty Company of 1057 Third avenue.

Henry Shapiro & Co. were the brokers in the leasing of corner stores to the Schulte Cigar Stores Company at Fifth avenue, southwest corner of Thirty-second street; Third avenue, southwest corner of Eighty-sixth street, and Broadway, southwest corner of 125th street.

Tarkington Baker of this city has purchased an apartment in 144 Twenty-first street, Jackson Heights; another apartment in 143 Twenty-second street has been purchased by Loraine F. Glancy, an interior decorator.

Miller & Rhodes, Inc., department store owners of Richmond, Va., have secured a loan of $1,250,000 from the Metropolitan Life Insurance Company for the erection of an addition to their buildings. The United States Mortgage and Trust Company negotiated the loan.

Edward J. Hogan and Lawrence, Blake & Jewell have procured a first mortgage of $76,500 on 32 Washington Square West, northwest corner of Washington place, a four story apartment house.

TO ERECT BUILDING ON THIRTY-THIRD ST.

E. Margolies Assembles Site in Vicinity of Store of B. Altman & Co.

Edward Margolies, who has converted many Astor and other dwelling properties in the vicinity of B. Altman & Co.'s store, has augmented his holdings in that section by the acquisition of 18 and 20 East Thirty-third street, on which he plans to erect an eight or ten story business structure. No. 18 he recently bought from the Peter Cooper Hewitt estate. The adjoining parcel at No. 20 he has leased, with an option of purchase within ten years at $120,000, from Erastus D. Roberts, who owned it for half a century.

The lease is for a period of forty-two years and carries the privilege of two twenty-one year renewals. The rental is about $8,000 per year. The combined site measures 50x98.9, located between Fifth and Madison avenues.

Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, have purchased from the Ridgeview Realty Company 880 Eighth avenue, a four story business building, 19.6x80, between Fifty-second and Fifty-third streets, adjoining the Y. M. C. A. plot in the rear, which is being improved with a large skating rink. It was held at $60,000 and was sold through Herman Arns & Co.

Frank Sullivan sold for the Elemco Realty Company to a client of George W. Mercer's Sons 262 to 266 West Seventeenth street, two three story and one four story and basement buildings, 58x83.

BROOKLYN TRANSACTIONS.

Charles Partridge Real Estate Company, Inc., sold the three story store and two apartments at 825 Fulton street, near Carlton avenue, for the Aitken estate.

Ross & Agar have resold the eight family apartment at 55 Brooklyn avenue to John Vendita and the store property at 828 Coney Island avenue for Sarah Mindle; also eight lots on the southeast corner of Nostrand avenue and Carroll street for M. Sovatkin to the Pierrepont Construction Company, who plan to erect stores and apartments.

Frank A. Seaver & Co. sold five lots on the southeast corner of Bay Ridge and Stewart avenues for the Fleet estate.

Martin Company leased to the Brooklyn Edison Company a loft in the Sperry Building, 34 Flatbush avenue extension.

IN THE AUCTION ROOM.

[14 Vesey Street.]
By Joseph P. Day.

University av., n. w. cor. 166th st., 27.10x168.9x irreg., vacant; Mary A. Ferguson against Marie J. McMillan et al.; Friend & Friend, attorneys; amount due, $2,010.65; taxes, &c., $139.75; withdrawn.

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Westchester—Sale or Let.

BEAUTIFUL COUNTRY HOME.
Brick house, 10 rooms, bath, electric, steam heat; large plot; 35 minutes from city, 8 minutes walk to station; $13,000, $3,000 cash required. Phone 6293 Schuyler. Immediate possession.

EXCLUSIVE new two family, hollow tile, stucco; separate entrance, porch; asbestos, slate roof; latest improvements; on plot 50x200; $17,500, cash $7,000. 515 Yonkers av., opposite Empire City race track.

HARRISON—$16,000.
Over 15 acres of beautiful land, with 6 room old Colonial farm cottage; excellent surroundings. EDWARD K. MASSEE, 30 East 42d st. Vanderbilt 6497.

NEW ROCHELLE—Attractive Colonial stucco and shingle 11 room house, 2 baths, hot water heat, gas, electricity; good plot; asking $18,000; terms. BURGER, 251 Huguenot st. Tel. 4551.

PELHAM—Very attractive English stucco, 8 rooms, 2 baths, vapor heat; large shady plot; heated garage. Special price $18,000. OLCOTT & EGGERT, Tel. Murray Hill 2326. 51 East 42d St.

STUCCO HOUSE IN MOUNT VERNON. Two family; strictly residential section; garage, gas, electricity, steam heat, hardwood floors; all improvements; to quick buyer, $12,000; $4,000 CASH. VERNON REALTY CO. Hillcrest 4038.

New York State—Sale or Let.

BEAUTIFUL LAKE CHAMPLAIN shore lots to be sold in settlement of an estate; practically only desirable lots now available. Inquire J. B. CLEMENTS, Agent for Executors, Westport, N. Y.

LAKE GEORGE and Adirondack real estate; bungalows, houses and large estates for sale and rent. H. W. SISSON, Lake George, N. Y.

7 rooms, electricity, water, garden and barn in Adirondacks, good condition; possession Oct. 1. Write CARTER, 323 E. 26th st.

Connecticut—Sale or Let.

FURNISHED COUNTRY HOME—BARGAIN. On a beautiful 2 acre plot, lawn, flowers, shade, shrubbery; abundance fruit, grapes, berries; delightful shade and views; garage; modern 6 room cottage, perfect condition; hardwood floors, bath, electric light, water, furnace; completely furnished in good taste, ready to live in; immediate possession. PRICE $8,500. TERMS. Address Box 623, South Norwalk, Conn. May be seen May 27 to 31, inclusive.

FOR rent or sale—Furnished cottage, pleasant, homelike, 6 rooms; roomy sun porch, electric light, gas, water; fine beach; furnished 3 room bungalow. Owner, 423 East Broadway, Silver Beach, Milford, Conn.

New Jersey—Sale or Let.

ATTRACTIVE country homes, modern improvements, Rutherford and Lyndhurst, $3,600 upward; easiest terms. Free list. NICHOLSON CO., Lyndhurst, N. J.

ATLANTIC OCEAN beach and bay front; fishing, hunting in abundance; lots or acreage; state wants. LOUIS NICHOLSON, Lyndhurst, N. J.

BUDD LAKE—The most attractive cottage, on corner, near the lake; 8 rooms, bath, gas; plot 150x150; large stone porch around house; garage, cement walks; plenty of fruit; stone wall along front of property with ornamental iron gates; fully furnished with modern furniture and in first class shape; for sale at a great sacrifice. F. M. McCURDY, Gold Mine road, Budd Lake, N. J.

COUNTRY home in northern New Jersey, twenty miles from New York city; modern house, 10 rooms and commodious bath room, large veranda; all improvements, electric light; telephone, open plumbing, steam heat, running water; about 25 acres; 1,800 feet front on a corner; high elevation; practically no mosquitoes; large, roomy barns; good outbuildings; concrete block garage for two cars; $25,000; terms to suit; answer by letter. A. RONALD, 32 West 36th st., New York city.

SUBURBAN REAL ESTATE.

New Jersey—Sale or Let.

CRANFORD, N. J.—$2,500 cash will purchase a very attractive new residence, 6 rooms and bath, with all modern improvements; balance on easy terms. Apply S. R. DROESCHER, Cranford, N. J., or 70 Warren st., New York city.

FOR SALE OR FOR RENT.
Healthful Metuchen, 8 room colonial house, completely equipped, hardwood floors, spacious grounds, garage, all new. Apply AYLIN PIERSON, 32 Elm av., Metuchen, N. J. BARGAIN.

RIDGEWOOD.—Modern home, ideal location; combination living room, breakfast, alcove; 3 bedrooms, tile bath, hardwood floors, open fireplace, hot water heat; large garage; sacrifice; terms. FRANK L. BEDELL, 90 W. Broadway, New York. Phone Barclay 1515.

THREE FAMILY brick dwelling, opposite New Jersey's largest school; store in basement; owner ill; will move immediately. MRS. WM. KOESER, 828 Park av., Hoboken.

SUMMER HOMES—Sale or Let.

Long Island.

AT ST. JAMES, Long Island—Nine rooms and two baths; living room, dining room, library, kitchen and pantry, four bedrooms, servants' room, laundry building; garage with man's room; electric light, hot water heating, water supply from deep well with electric pump and pressure tank storage; about one acre in lawn, with fruit trees, shrubs and flowers, vegetable garden; telephone; house attractively furnished and decorated; five minutes from station; $900 for season or $1,200 for year. Phone 158 St. James for appointment.

BABYLON, L. I.—Furnished house, 14 rooms, 2 baths, electric light; large grounds, fine shade; 2 car garage; $1,200 for season. Phone 441 Babylon. Write JOHN B. FIELD, Babylon, L. I.

FOR RENT—Two summer residences, furnished, close to golf links, five minutes from ocean; one 8 rooms and bath, $500; one bungalow, 5 rooms and bath, for season, $400. JOHN G. RAYNOR, P. O. box 283, Westhampton Beach, L. I. Phone 203J.

FREEPORT—Bungalow, 4 rooms and bath; electric lights; 2 blocks from Woodcleft Bay; rent $300 for season, unfurnished, June 1 to October 1. JOHN J. RANDALL CO., 15 N. Long Beach av., Freeport, N. Y.

HOUSE to let, furnished, in most beautiful private section of Long Beach; 10 rooms, 4 baths; double car garage, tennis court; boating, fishing, bathing in front of house; exceptional residence for refined party. Write Mr. G. GOIKMON, 29 West 50th. Circle 3387.

FOR rent at Long Beach, adjoining the Boardwalk on Front st., between Long Beach and Monroe boulevards; elegantly furnished, newly built, 3 and 4 rooms, foyer and bath, housekeeping apartments; open for inspection; come to-day.

LONG Island country house, 9 rooms, new, all improvements; fine high site; cold in summer; main road, south side, 50 miles out; inspection any day; photo; sacrifice for cash. CHAS. WILLEY, owner, East Patchogue, N. Y.

LONG BEACH—WEST END.
Bungalow, 6 rooms and bath, electric lights, furnished; never occupied; sale $6,250, or rent $750 for season. F. JOHNSON. Phone Monday, Murray Hill 0660.

NORTHPORT—Shore front dwelling, beautifully furnished, living rooms, 6 bedrooms, 2 baths;