

TO LET FOR BUSINESS.

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APARTMENTS—Sale or Let.

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REAL ESTATE WANTED.

Above 14th St. to 57th St. (Inclusive). Above 14th St. to 57th St. (Inclusive). Above 14th St. to 57th St. (Inclusive).

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

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More Space For Traffic On 57th St.

Roadway to Get Ten Feet From Each Sidewalk; Merchants Regard It as Big Civic Improvement. Merchants in Fifty-seventh Street have won a victory that will help on this thoroughfare of exclusive shops...

Quality Traffic Converges at 5th Ave. & 57th St.

FROM North, South, East and West, the better class of motor traffic in New York passes up and down 5th Avenue by and through 57th Street. This is a logical and permanent condition...

Heckscher Building

makes it the right home for your business—where the trade you seek is constantly passing your door. Furthermore, the convenience to your customers of shopping in the Heckscher Building is exceptional...

THE BELNORD 86th—Broadway—87th 7 to 11 Rooms 2 to 4 Baths

CHEPSTOW 215 West 101st St. 8 Rooms & 3 Baths \$3,000 Outside Light Apartment

ST. DENIS 321 West 92d St. N. E. Cor. Riverside Drive 10 Rooms, 3 Baths, \$3,700

THE COURNEY 55 Central Park West 10 Rooms, 3 Baths Rental, \$4,500

495 WEST END AVE. S. W. Cor. 84th St. 10 Rooms, 3 Baths Rental, \$3,600

NEW CENTURY 401 West End Ave., Cor. 79th St. 9 Rooms, 3 Baths, \$3,750 11 Rooms, 3 & 4 Baths \$5,000

RED HOUSE 350 West 85th St. 9 & 10 Rooms, 3 Baths \$4,000 to \$4,500

FIRENZE COURT 206-8 West 92d Street 5, 6, 7 Rooms, 2 Baths Modern Elevator Building \$1,700 to \$2,200

NORMAN 307 West 90th St. 7 Rooms, 2 Baths, \$2,100 4 Rooms, \$1,600 5 Rooms, \$1,800

THE DORCHESTER 131 Riverside Drive N. E. Cor. 85th St. 7 Rooms, 2 Baths \$3,200

It will pay every family who is looking for the right place to live in New York City to go to Jackson Heights

Today and See the New Elevator Garden Apartments Ready for Immediate Occupancy 5, 6 and 7 Rooms—2 to 4 Baths

Larger suites arranged to suit your requirements Golf, Tennis, Children's Playgrounds, Gardens, Etc. Tenant-Ownership Plan—Liberal Terms

The Queensboro Corporation 50 East 42d St. Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

By Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St. CITY REAL ESTATE. From Battery to 14th St., Inclusive.

WASHINGTON ST., near Desbrosses at—Four story stable and story tenement on plot 25x80; offered cheap with valuable terms. DERSCHUCH & CO., 26 Cortlandt st.

CHANCE TO SECURE 21 year lease, with renewals, on 42d st. east of Times sq.; 5 story, 25x100. EBERSTEIN & CO., Cortlandt at 42d St.

20TH ST. (near 9th Av.)—For sale, private house, 3 story and basement, brick, brown stone front, all improvements, electric light, parquet floors, first class condition; rental \$2,400; sale price \$17,000. Apply RICHARD J. HANLON, 21 W. 24 St.

527 ST. W.—Splendid large house, improvements; ideal for remodeling. MADISON—5 1/2 story, handsome modern home, 2 1/2 baths, electric light, hardwood floors; adjoining golf course; taken in exchange for other property. WALTER J. SMITH, 188 Montague st., Brooklyn.

NEAR Ridgewood—Six room house, part improvements; good sized plot; close station \$4,750. MOYER, 212 E. 17th St., New York.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J. HACKENSACK—8 room house, all improvements, convenient to train, truck and school, with or without garage, owner 249 Passaic st. Phone Hackensack 946-1.

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Wood, Dolson & Co., Inc.

Broadway, Cor. 80th St. - - Tel. Schuyler 1100

Unfurnished. Above 59th St.—5th Av. to East River. Unfurnished. Above 59th St.—5th Av. to East River.

ELDORADO

Central Park West, Cor. 91st St. High Class Apartment Hotel of the Most Modern Type. Situated in an ideal Residential Section.

Non-Housekeeping Suites of 1, 2 & 3 Rooms All Large and Light. RENT INCLUDES MAID AND PORTER SERVICE.

Restaurant on roof. Attractive prices. SHARP & CO. 2149 Broadway at 92d St. Tel. 2850 River.

New Building Immediate Possession 114 W. 70th St. Near Broadway

3-4-5-6 Rooms Representative on Premises TEL. COLUMBUS 10103

Slawson & Hobbs, Agts. 102 W. 72nd St. 720 COLUMBUS JOSEPH F. PAELLA, Builder.

400 West 118th St. Corner Morning-side Drive, near Columbia University. ALL OUTSIDE SUNNY ROOMS.

THE ROBT. FULTON Unfurnished. Washington Heights, Above 125th St., West of 8th Av.

IMMEDIATE OCCUPANCY 690 RIVERSIDE DRIVE N. E. COR. 140TH ST. Close to Subway Station & Bus Line

3 & 4 LARGE SUNNY ROOMS AND BATH. RENTING AGENT ON PREMISES. TELEPHONE AUDUBON 4115.

Ready for Occupancy 2515-2525 Grand Concourse at Fordham Road. 3-4 Room Apartments with every modern improvement.

FRENCH & FRENCH, INC. Real Estate Management 350 Madison Ave., at 45th St. Tel. Vanderbilt 3237

JUST COMPLETED 175TH ST., West of Broadway. 3-4-5 ROOMS EVERY MODERN IMPROVEMENT. 5 minutes walk from Bronx Park Subway station at 174th St.

30 EAST 68TH ST. 2 to 4 Rooms, 1 Bath \$1,000 to \$2,000 Also studio with bath—\$1,800

710 MADISON AVE. 2 Rooms and Bath \$800 to \$1,000 PEASE & ELLMAN 840 Madison Ave. Murray Hill 6290.

5 ROOMS and bath, steam heat, central air conditioning, etc. 865 to 875, Brand new, JOHN P. CHURCH, 122 Highview Ave., or telephone 472 Kings Highway Station, Avenue R Street.

THE TERRACE 300 Valentine Lane, South Yonkers. Exclusive High Class Elevator Apts. 5 Rooms & Bath, \$116 UP 6 Rooms, 2 Baths, \$160 UP

Strathmore 404 Riverside Drive at 113th St. Attractively situated behind grass and trees in the most beautiful part of the drive, this house has unusual view and light. Perfect floor plan, with rooms of unusual size and finish. Plenty of large closets. Apartments 9 and 10 rooms and 3 baths. \$4,500 to \$6,500.

Owner Management 501 West 110th St. Overlooking Cathedral Grounds. 1 ROOMS & 2 BATHS, Redecorated, \$2,000 6 ROOMS & 1 BATH, \$2,000 Possession at Once. Slawson & Hobbs, 102 W. 72d.

CITY REAL ESTATE.

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Store & Basement

234-42 West 39th Street Exceptional light, 14-foot ceiling. Every modern convenience.

16,600 Square Feet Also Choice Lofts 6,700 and 7,500 Square ft.

For light manufacturing purposes. 100% Sprinkler System throughout, at Revised Rentals.

Sloane Estates, Inc.

316 East 65th Street Telephone Rhineland 0128 or your own broker.

MANUFACTURERS AND WHOLESALERS SPACE

Large and small units in Model Loft Buildings. 6,000 to 100,000 sq. ft. on one floor.

Walls 80% glass. Sprinkled. Fireproof. Average Building rate 5 1/2c. All Trunk Line Railroads at your door. Cost for carting rail freight to and from station eliminated. No handling charge to and from cars. The elevator is your shipping room.

Electric Power and Live Steam furnished at low rates. Put your factory on one floor.

BUSH TERMINAL CO.

100 Broad St. Contract Dept.

OFFICE SPACE

50 BROAD STREET Between Exchange Place and Beaver Street 750 to 2000 sq. ft. of first class space on the second floor. High ceiling—plenty of windows—modern building.

LOW RENT. IMMEDIATE POSSESSION Telephone Broad 2908 for Particulars.

APARTMENTS—Sale or Let.

Unfurnished. Above 14th St. to 57th St. (Inclusive). Unfurnished. Above 14th St. to 57th St. (Inclusive).

116 East 53rd Street at Park Ave. 8 Large, Bright, Sunny Rooms, 3 Baths.

Apply on Premises R. C. Voth 375 Park Avenue.

31 West 58th St. Bachelor's Apartment to Sublet Large living room, large bedroom and bath, full full service. E. de FOREST SIMMONS, 31 West 58th St. Tel. 6837 Plaza.

20-22 East 46th St. LOFTS 15x85---\$2,500 Suitable Light Manufacturing CHARLES B. PLUMMER, Agt. 402 Madison Ave., Murray Hill 2850.

Penn. Terminal Building 370 5th Ave. Advertising, Printing, Light Offices, 5000 to \$2,000 Yearly. APPLY AGENT OR YOUR OWN BROKER.

LOFTS—STORES—BUILDINGS Mercantile, Warehouse, Factories, Large Selections, ALL SIZES. LOUIS SCHRAG, 142 W. 23D ST.

241-5 W. 37th St. Loft For Rent—7000 ft. Sprinkler system, 4 elevators. M. J. MILLIKEN, 201 Broadway.

Offices, 147 West 23d St. 370 5th Ave. Advertising, Printing, Light Offices, 5000 to \$2,000 Yearly. APPLY AGENT OR YOUR OWN BROKER.

CLUNY PROFESSIONAL BUILDING 133 West 72nd St. OFFICES FOR PHYSICIANS & DENTISTS SEE SUPERINTENDENT.

SUBURBAN REAL ESTATE.

New Jersey—Sale or Let. THE BEST IN LAKEWOOD

ESTATES FARMS COUNTRY HOMES HOTELS COTTAGES PLACES TO STAY SMOCK AGENCY INC. 124 21 ST. LAKEWOOD, N. J.

PLAINFIELD THE QUEEN CITY OF NEW JERSEY

MONTCLAIR NEW YORK'S LEADING SUBURBAN RESORT F. M. CRAWLEY & BROS. 11 E. Brokers, exp. Lackawanna Terminal.

WILLIAM B. MERRALL, Real Estate, Phos. Vand. 4099. Canadian Pacific Bldg. opp. station. South Orange, N. J.

TO LET FOR BUSINESS.

From Battery to 14th St., inclusive. OFFICES—170 BROADWAY \$2.90 Per Square Foot

LOFT, 545 W. 22ND ST. Manufacturing, all kinds. Low rent. LOUIS SCHRAG, 142 W. 23D ST.

REAL ESTATE WANTED.

CASH TO PURCHASE BARGAINS IN REAL ESTATE. PHILIP MELROUITZ, 280 MADISON AV. LEBRETTAN COOP. ITS BROADWAY. BUYER BARGAINS IN REAL ESTATE.

TO LET FOR BUSINESS.

From Battery to 14th St., Inclusive. BEAUTIFULLY furnished office, stenographic service, reasonable. Room 517, 30 Church st.

DESK ROOM, quiet, light office, telephone, stenographic service, reasonable. Room 208, 29 Avenue Building.

DESK ROOM of office space. Room 174, 174 Avenue Building, Room 402, Warden Stone St., 24 suite 201—Unfurnished private office, telephone; \$25 monthly; also desk room \$20 monthly; mailing and telephone privileges \$4 monthly. Whitehall 2650.

Above 14th St. to 57th St. (Inclusive). A. Madison av. stn. near 50th st. a moderate rent. ROOMING HOUSE, 23 W. 42d St.

DOCTOR'S OFFICE IN RITZ CHAMBERS PROFESSIONAL BLDG., 2 AND 3 ROOM SUITES with maid and telephone service. CHAS. H. PLUMMER, Agt. 402 Madison Av. Tel. Murray Hill 2850.

HIGHEST type office building in New York city and lowest rent; Grand Central Terminal section; will divide to suit; unusual opportunity. Murray Hill 837. Agent.

LARGE private office in suite, Liggett Building; stenographic service; telephone; rental \$10. Tel. Murray Hill 2850.

LOFT 24100, modern elevator, possession, rent \$2,100. 124 West 18th St.

LITTON medium priced house, \$10 monthly part of whole house, suitable dental or medical office; rental, 60 W. 24th St. WALKER & CO., BROKERS.

PARLOR FLOOR, 2030, 21 WEST 49TH, PAPHY HOUSEKEEPER.

OFFICE to rent, 6th floor, Straus Building, 5th av., 56th st.; part or entire; furnished; rent \$10. Tel. Murray Hill 2850.

SHELDON office space for rent in Hamilton Building, 111 East 34th st., 4th floor; rent possession at once; see ad later, \$1,000 per annum.

SUBLET corner office, 20th floor, 700 sq. ft. in the Leggett Bldg., 124 st. and Madison av. Tel. Vanderbilt 4844.

SMALL offices for rent, PINE Building, 100 West 11th St. CROSS & BROWN, CO. Phone Chelsea 5333.

5TH AV., 122—Various sized lofts, fireproof; manufacture allowed. SHARUM, 170 Broadway.

24TH ST., 131 West—Store and basement; rent \$10. Tel. Murray Hill 2850.

25TH, 26th, between 4th and Madison, near 3rd St. Sublet for manufacture; rent \$10. Holmes protection. Inquire Vanderbilt 4371.

\$30 to \$225 per month; Inquire Vanderbilt 4371, 30 and 41 West 21st st. SHARUM, 170 Broadway.

Above 59th St.—5th Av. to East River. AMBASSADOR, 1201 MADISON AV. Basement, corner store for rent; altered to suit.

MADISON AV., 708—A store, 13x50, with large show window.

PARLOR floor, partly furnished, for business, professional; lease, excellent location, 852 Lexington Av. Tel. Murray Hill 2850.

SEVERAL desks, individually or together, with use of telephone, typewriter, etc. well established business. Tel. E. 26th St. 26th St. Tel. Murray Hill 2850.

STORE, corner Columbus av. 87th st., suitable for any business. JOHN P. MERRILL, CO., 302 West 25th st.

Miscellaneous. LARGE AND SMALL OFFICES FOR PROMINENT OCCASIONS. WILCHINS, 1 W. 47TH ST. FITZGERALD 6943.

LOPPE, OFFICE SPACE, APARTMENTS. PHONE MR. HILGER, LEXON 0609.

STORE for rent, live section of West Bronx, suitable for butcher, laundry, room, candy, grocery or other business. Apply on premises, 140 W. Fordham road.

FIFTH FLOOR, rear corner concrete building near B'way Bridge; approximately 4,800 sq. ft.; light three sides. ZERBGA, 26-122nd St. B'way.

LOFT to let, about 5,000 square feet, with bank vault; modern building, spring-heated, elevator; best location; rent \$100. Inquire at 100 West 11th St. Tel. Murray Hill 2850.

APARTMENTS—TO LET. From Battery to 14th St., Inclusive. Washington Heights, Above 125th St., West of 8th Av.

175TH West—Delightful corner apartment, 6 large rooms, beautifully furnished. Cathedral 6159.

Furnished—Miscellaneous. DON'T SIGN A LEASE Before you see this Apartment. Due to enforced absence abroad owner will rent 8 room apartment in the 80's, all light, a real home where comfort and good taste are combined; splendid value. Further particulars, call 1200 Riverside.

If you want to rent a furnished apartment call at our office, 162 West 72d st., SLAWSON & HOBBS.

VERY attractive 2 room, all single room, all conveniences. Tel. E. 123rd 1233.

Furnished—Queens. MORRILL PARKWAY NORTH, 183 (near 40th St.) beautiful rooms, bath, new gas family home. Inquire at 100th St. 2911.

FIVE room furnished apartment; gardens; broken Heights section, bath, new gas family home. Inquire at 100th St. 2911.

Unfurnished. From Battery to 14th St., Inclusive. WASHINGTON SQUARE, 2, 3 and 4 room apartments; NEW, ABSOLUTELY FIRE-PROOF; house; elevator and hall service; also maid's room; business and social reference required; \$1,200, \$1,500, \$1,800, \$2,000. See Superintendent on premises, Van Vleet Apartments, 123 West 123rd St.

4TH ST., 145 West—Near 6th St., 2 rooms, bath, kitchenette, \$80, 800.

Unfurnished. Above 14th St. to 57th St. (Inclusive). BELLEVUE HOUSE, 1391 MADISON AV. Antique furnished large 5 room apartment and place for bath.

MADISON AV., 681 (62nd)—Two rooms, bath, third floor; walk-up; switchboard; new kitchen; maid's room; central heat; ideal; suitable for two gentlemen. Supp. PARK AV., 940 (corner 81st)—Elegantly furnished seven sunny rooms, two baths; \$2,200. Five rooms, bath, \$1,200. 621, 22 E. Koerber-Boecker Chambers, apt. 41, one beautiful room, bath, shower, view; \$125 per month. Includes maid service; furnished for sale if wanted.

Furnished. Above 59th St.—5th Av. to North River. A BEAUTIFUL two room home, complete; 734 st.; private telephone. Columbus 2980

TOTHI ST., 102 West—4 rooms just completely furnished; \$125 per month. Inquire at 100th St. 2911.

TOTHI, 102 W.—Nicely furnished parlor floor, private bath, kitchenette, telephone, view; also one and two room apartments; unfurnished; \$15 upward.

5127 ST. (Broadway)—Three and six room, newly decorated, furnished, 1-2-3 bedrooms; private bath; elevated; surface cars; subway; \$21-\$30-\$35 weekly. Call hotel service; restaurant.

SOUTH ST. AND BROADWAY (Good Hill)—Unusually attractive 4 room furnished apartment; must be seen to be appreciated. PETERLIN, 82 W. Tel. Schuyler 0600.