

News of the Real Estate World

BUILDER PURCHASING EAST 64TH ST. HOMES Buys Three Between Madison and Park Avenues.

A builder is reported to be acquiring the three four story dwellings at 59-63 East Fifty-fourth street, composing a plot 66x100. Brown-Wheelock-Harris Vought & Co., Inc., sold No. 59 yesterday for Mrs. Nannie H. Olyphant. Last Tuesday the same brokers sold No. 61 for Mrs. M. Stinson. The Olyphant residence at 61 was bought by Mrs. Olyphant's daughter, Mrs. C. B. Boles to Edward Oliver Balzer. The following day they sold No. 63 for Mrs. Charles E. Miller.

It was learned yesterday that Mr. Balzer, who has been in the city for some time, is negotiating with the builder for a resale. All the properties have been held by the selling interests for many years. The Olyphant residence was held at \$85,000. The properties are on the north side of the street between Madison and Park avenues.

LARGE HARLEM FLAT IN \$300,000 TRANSACTION Other Multifamily Deals in Manhattan.

Amer Realty Company, Inc., J. E. Mattner, president, purchased 113 to 122 West 122d street, a five story apartment building, 60x100, arranged in suites of four and five room apartments. It is the only fireproof apartment house in the Seventh Avenue section of Harlem and was built at \$300,000. Max Modified represented the purchaser. Thomas J. O'Reilly resold for Samuel Brenner to the Morton Realty Company, represented by Douglas Westmore, attorney, the four four story tenements at 22 to 23 East Seventeenth street, on a plot 100x50. The houses were held at \$90,000 and were taken over by Mr. Brenner in part payment from J. C. and M. G. Mayer for the five story building at 209 Fifth avenue, through to 128 Broadway. Mr. Brenner had purchased the Fifth Avenue property a week previously through Mr. O'Reilly from the Emigrant Industrial Savings Bank. The property is leased for twenty-one years to Menshach Bros., who are also arranged by the same brokers.

Bernard A. Ottenberg sold to E. Kelsch 274 West 113th street, a five story double flat, 25x100. J. Horn was the broker. Brown, Wheelock-Harris, Vought & Co., Inc., sold for Frank Blanchard to Mr. Shippor of Elmhurst, L. I., the five story tenement at 424 East Sixteenth street, 52x100.

Charles Laue sold to Harold Gass the three story apartment at the southwest corner of Madison Avenue and 106th street, 62x100. William R. Ware & Co. and Foxbrothers were the brokers.

William S. Baker, with H. J. Kantorovich, sold for the Lurie estate to Nathaniel Wilson and Ladora Wilson, the southwest corner of Third Avenue and Seventy-fourth street, 50x100, a six story tenement with stores. It rents for about \$25,000. The Biretuan Corporation sold to the Tyler Hill Corporation the four story tenement at 318 First Avenue, 20x52, through James H. Crulshank. The four story tenement with stores at 27, on lot 200, has been bought by Frank & Brill from the Linmar Realty Corporation. E. J. Smith and William S. Bogard sold for Mary Shepard to an investor northwest corner Ninety-fourth street, a five story tenement with stores, 23x100.

James H. Crulshank purchased from Mrs. Frederica C. P. Haneman 234 West Seventy-second street, a four story dwelling, 26x102. William R. Ware & Co. and Foxbrothers were the brokers.

Wm. A. White & Sons sold for the Wilson estate 440 West Twenty-third street, a four story 25 foot dwelling, to Mrs. Maria S. S. Roman. Shaw, Rockwell & Sanford sold for the estate of Marion W. Holly 65 East 127th street, a three story and basement dwelling, 20x100, to a client's occupancy. Jennie A. Boland sold the three story dwelling, 17x99.11, at 249 West 123rd street to Jacob Goodman.

MISCELLANEOUS LEASES. Cyrille Carreau leased to William Apter until 1923, the four and three story houses and stores at 182 to 189 Madison Avenue, southwest corner of 11th street. The rental is at \$12,000 to \$14,000 net annually.

Mortgage Investment Company, Everett M. Seixas Company, Consolidated, leased for Arthur Lussen, agent, the building, 321 Third Avenue, to the La Contento Cigar Company, Inc., for five years.

Adams & Co. leased floor in 115 West Twenty-seventh street, to Rosenberg Bros., 5,600 feet, in 102 Madison Avenue to Samuel Broder, and floor in 833 Broadway, to Rose Stores, Inc.

The Federated Realty Brokers, Inc., leased space in 162 West Forty-fifth street to Philip Roman. Butter & Baldwin, Inc., leased for E. Tomby, Inc., floor in 9 East Forty-seventh street to Sears, Nefton & Schomberg, dealers in millinery.

Brown, Wheelock-Harris, Vought & Co. leased an office in 1182 Broadway to R. Waldman, Hinkle & Harris, A. J. O'Leary, and James B. McKnight; in 240 Broadway to J. J. Saxe and D. Diamondstein; and in 10 East Forty-seventh street to Hamilton, Iselin & Co.

John H. Scholer leased in 238 West Fifty-fifth street to J. Saxe and D. Diamondstein; in 10 East Forty-seventh street to Hamilton, Iselin & Co. Lemberg & Co., Inc., Wing Motors Corporation and James W. O'Brien.

Mellian Stores Company leased through F. J. Kalkoff to J. Saxe and D. Diamondstein, the second floor in 487 Broadway, corner Broadway street, for three years, from February 1, 1923.

RESIDENTIAL RENTALS. Pease & Ellman leased for Sol Baerlein to Mrs. V. B. Graham the three story, 30 foot dwelling 122 East Ninety-fifth street, between Park and Lexington avenues; the apartment at 115 Lexington Avenue, to Jerome Kohn; in 55 West Eleventh street, to Biegelow Waits and to Mrs. J. N. Hegeman; in 211 East 107th street, to Miss Pauline G. Krumling; in 104 East Fifty-fourth street, to Mr. Lillian D. Locke and to Mrs. George Leach; in 55 East Eighty-fourth street to Percy P. Ellman; in 68 West 109th Avenue, to Miss Dorothy Graham; in 708 West End Avenue, to Miss Dorothy J. Storey; and in 65 West Sixty-eighth street, to Mrs. E. Durbin.

Douglas E. Ellman & Co. leased 154 East Sixty-first street, between Lexington and Third Avenues, a four story dwelling, 32x100, for Samuel A. Tucker to Mrs. Edward C. Potter.

OLD DEVERLY FLATS SOLD. The two five story tenements at 151-153 Eighth Avenue, one of the really former Chief of Police, were sold yesterday by Annie M. Devery to Florence I. Oliver free and clear. The parcels occupy a plot 39.7x100x irregular and are between Seventeenth and Eighteenth streets. This is in the vicinity of "The Pump," where Devery and his political associates were accustomed to meet.

NEW POST OFFICE FOR BRONX. Builder Buys Site on Washington Avenue for Project.

A new building to accommodate the Tremont branch of the post office is to be erected on the west side of Washington Avenue, The Bronx, by Robert J. Morehead, who has purchased a plot, 56x134, from the trustees of the Guiding Star Lodge, No. 567, F. and A. M., adjoining its present temple. The branch post office is at present quartered in the temple. The building will be two stories high with a basement, and will measure 56x130. The Post Office Department will take a twenty year lease of the property. The lodge was represented in the transaction by its trustees, Dr. C. L. Johnson, Dr. J. Du Bois and former Borough President Douglas Mathewson.

160 EAST BAY RIDGE LOTS BRING \$70,250 Sites Average \$430 a Lot at Brooklyn Auction.

One hundred and sixty lots and plots in the East Bay Ridge section of Brooklyn were sold at auction Wednesday night in 189 Montague street for \$70,254 or an average of about \$420 a lot. Prices ranged from \$290 to \$1,755 a lot. Thomas Hovenden of the Chauncey Real Estate Company was the auctioneer. The largest buyer was Fred H. Pouch, former owner of the Pouch Mansion in Brooklyn, whose purchases aggregated close to \$30,000. The next largest buyer was Mariano G. Cordi, a builder, represented by Benjamin J. Stora. Other buyers were James A. Di Grigorio, Antonio Defella, Giovanni Brullia, James Bonsignore, Giovanni Brullia, Carlo Suteris, Harry L. Kaufman, Ellen Manley, John H. McLaughlin, Michael Briton, Frank Abrahamson, Wallace Mac Nee, John E. Bradley, Mrs. John Lindgren, Joseph Dvorsky, Francis X. Fields, John H. Palmrose, Joseph Gurgin, August Kain, John H. Perry and Frank Meyer.

THIRD AVE. TRADING ACTIVE. The Noyes Co. Closes Twenty-third Sale in Harlem This Year.

The Charles F. Noyes Company resold for Daniel B. Freedman 1927 Third Avenue, between 166th and 167th streets, three four story apartments with stores, on plot 75x110. The purchaser is Louis B. Freedman, who will improve the property and offer it for resale. The houses were sold to Mr. Freedman by the Noyes Company a few months ago. This makes the twenty-third sale of property which will improve the neighborhood by the Charles F. Noyes Company since January 1, 1922.

BUILDERS BUY IN ASTORIA. Acquire Twenty Lots on Dittman Avenue for Housing Project.

Louis Gold & Co. sold to Hyams & Stominger of Brooklyn twenty lots forming the southerly block front on Dittman Avenue, between Fourth and Sixth Avenues and the northerly block on Dittman Avenue between Sixth and Seventh Avenues, in the Astoria section of Long Island City. It was purchased through Samuel Cohn and Henry Gold, as brokers, for immediate development with twenty stores and apartments, to represent an investment of \$600,000, through which the same brokers the builders sold from the plans four of the projected buildings.

BROOKLYN TRADING. Bulky & Horton Company sold 287 Crown street, a two story dwelling, 33x127, for Peter J. Moran. A. Mieshkin sold for S. M. C. Building Corporation to Mrs. L. Miller a new two family dwelling with double garage, 33x106, at 218 East 121st street between Avenues K and L.

Abraham Saffir leased for Dr. Betram B. Machat the five two story business building, southeast corner of East Avenue and Twenty-first Avenue, on plot 100x100, at a net rental of \$7,000 a year. I. Salsberg sold to John Connelly vacant plot, 80x100, on the west side of Fifty-ninth street. Four stores and apartments will be erected on the site. J. Lacov sold for Louis Eisenberg to H. G. Hetherington a vacant lot, 60x100, on the southeast corner of Avenue L and East Fifteenth street, to be improved with a two family house and double garage.

SUBURBAN TRANSACTIONS. Eugene V. Welsh sold for Mrs. Katherine C. Baest of Utica, N. Y., and formerly of Morristown, her house, 77 Miller road, to Gilbert E. Jones of this city, for \$10,000, on which she has a mortgage. Chauncey B. Griffin sold for Gertrude E. Roberts her property on Washington Avenue, Pleasantville, N. Y., to John L. Hetherington, a vacant lot, 60x100. Prince & Ripley sold a plot, corner of Bryant and Davis avenues, White Plains, to Nelson & Stillman, builders, who will erect a house. They have also sold a vacant lot, 60x100, on the corner of East 157th street and Avenue D, to Huxtable on Davis Avenue.

PERSONAL AND IMPERSONAL. Pease & Ellman have been appointed managers of the apartment house 221 East Forty-eighth street. Coughlan & Co., Inc., have been appointed agents of the Chalmers Court, 66 Fort Washington Avenue, between 161st and 162nd streets.

Purchasers of properties sold recently include: Guillermo Willis and Jose Castillo of the apartment house at 66 to 72 Fort Washington Avenue; the A. M. Arnold Corporation, of 568 West 122d street; Jennie Newman, of the northeast corner of Third Avenue and Seventy-third street; James Purcell, of 213 East Sixty-ninth street; Charles Beldley, of 1827 Madison Avenue; David J. Peterson, of 566 West 183d street; Giuseppe N. Mendicino, of 91 Audubon Avenue; Abraham Pfister, of 1849 Bryant Avenue; and the Hamilton Realty Corporation, of 843 Beck street.

LOAN FOR ALLETTON FLAT. S. W. Straus & Co. have arranged a first mortgage loan of \$1,600,000 on the sixteen story apartment building, to be erected on the site of the old South Church, southeast corner of Madison Avenue and Thirty-eighth street, 92x125. The Alleiton House, Inc., are the owners, having bought the site last April. The site is one block above the J. P. Morgan residences, Murgaroy & Orden are the architects. The suites will be from one to three rooms, with a roof garden and gymnasium.

SALE ON EAST 23D STREET. Manning-Bernard Realty and Construction Company sold the four story building at 240 East Twenty-third street, 25.10x100, between Second and Third Avenues. The purchaser will remodel and occupy. J. Lemle & Son was the broker.

IN 64TH STREET, Near Park Ave. 3 story and basement dwelling for rent; 10 rooms and 2 baths, electric light.

PEASE & ELLMAN, 249 Madison Ave. Murray Hill 6200.

LAND BUYERS ACTIVE IN BRONX TRADING. Vacant Plot Deals Top the Borough's Market.

Joseph M. Levine bought through Albert J. Phelps and H. J. Rogers, brokers, from Masak Realty Corporation, a plot on the northeast corner of Grand Concourse and Kingsbridge road, 158x134x100 feet. The site will be improved with a five and one-half story apartment house containing more than 200 rooms, from plans prepared by Charles Kreymborg, architect.

The Benenson Realty Company bought the block front on the south side of Field place, between the Grand Concourse and Ryer Avenue, held at \$75,000. The property has a frontage of 150 feet on the Concourse and a similar frontage on Ryer Avenue. On Field place the frontage is 90 feet, the site containing approximately six lots. There are two frame dwellings and stables on the plot.

Harry Caber, operator and builder, purchased from Edna E. Patterson and Everett M. Corner vacant plot 100x100, on the west side of Jerome Avenue, 148 feet north of Macombs road. Plans are now being prepared for the erection of a public garage. Charles Kuntze was the broker.

The Hudson P. Rose Company purchased from John J. Siskely 4377 Katonah Avenue. Henry W. Vogel sold to E. John Dolan the two story dwelling at the northwest corner of Grand Avenue and 190th street, 35x100, irregular. William Korn sold to Morris Widman the property on the east side of Washington Avenue, 104 feet south of Fifth street, 35x100, irregular. Samuel Cowen sold for H. Cracau 565 East 190th street, a four story dwelling.

The 1371 Shakespeare Avenue Corporation sold to Max Low the six story apartment at the junction of Shakespeare and Boscolob avenues, 31.9x129.3x irregular. Rebecca Rothbaum sold to the Jako Realty Company the property, 41x100x irregular, at 945 East 131st street. Oscar Sanders sold the plot 100x53.3x irregular on the west side of Webster Avenue, 104 feet north of 84th street. Louis Salsberg sold to Juna Kronauer the property, 125.5x125.5x irregular, at 115 Boston road.

William J. Diamond sold to Giuseppe Benz the property, 63.1x112, on the east side of Mape Avenue, 112 feet south of 180th street. William J. Tompkins resold to Lillian A. Storms the six story apartment at the northwest corner of Brigg Avenue and 197th street, 32x76.2x irregular. Hyman Weinstein sold to Betty Levy the six story apartment at 534 East 180th street, 50x100, irregular. Herman A. Acker has leased the following stores: On the west side of Davidson Avenue, south of Fordham road, to Edwin Neumann for five years at an aggregate rental of \$2,000; to Peter Slavik, on Kingsbridge road and Valerine Avenue for five years at a rental of \$2,000; to Grissold Bros., Inc., at 260 East 107th street, for five years at \$4,500; at southwest corner of Burnside Avenue and Davidson Avenue to Kahn & Son for five years at \$7,000; to Doctors Strum and Greenberg, at the southwest corner of Decatur Avenue and Bedford Park Boulevard for ten years at an aggregate rental of \$2,000. Frederick Zittel & Sons sold for the Arnold Investing Company, M. Rosenthal president, vacant plot, 55x123, on Harrison Avenue adjoining the corner of Burnside Avenue, on which the purchasers will erect a five story apartment.

NEW ROCHELLE BARGAIN. White clapboard home, pre-war built, 7 rooms, tiled bath, gas, electricity, hot water heat, good plot, enclosed gas porch, full screens, double shades, instantaneous hot water heater, open fireplace, newly decorated throughout. Owner moving to Canada. Asking \$15,000—Make Offer. DOEREN, KESTINGER, 21 North Ave., New Rochelle, N. Y. Telephone 408.

Connecticut—Sale or Let. E. P. HATCH INC. Real Estate Greenwich 31. Tel. 1023

Ladd & Nichols, Inc. Greenwich, Conn. 9 E. 46th St., N. Y.

New Jersey—Sale or Let. CHOICE INDUSTRIAL SITES. In units of five to fifty acres, on deep water, within eight miles of Manhattan. Served by seven trunk line railroads. Storage facilities unlimited. Railroad sidings easily obtainable. Directly connected with main highways to New York. An opportunity of unusual interest to those who are seeking industrial sites well located, with the most favorable transit facilities. Will sell or lease on long terms at very attractive figures. Address—Department of Public Improvements, City of Newark, N. J.

REAL ESTATE BROKERS. EDWIN H. HESS Business Building Management 141 Broadway. 250 5th Ave. Mad. Sq. 8398

REAL ESTATE AT AUCTION. ARTHUR C. SHERIDAN, Real Est. Auctioneer 152 Broadway, Corl. 1228.

MONTCLAIR PROPERTIES FRANK HUGHES COMPANY. CHAS. R. HERVEY, MILLBURN, N. J. Homes, 100 to 150,000. Maplewood—North Hills—Summit.

FACTORIES FOR SALE OR LET. Cincinnati Modern Factory FOR SALE. Under court order—2 modern complete factory buildings, each about 120,000 sq. ft., sprinkler, belt line spurs, steam heat, etc. Best labor situation in America. For details write or wire exclusive agents: The Groesbeck, Dickson, Kahn Company Cincinnati, Ohio.

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Less Than 60c Per Sq. Ft. Opportunity is offered to tenant who can use from 80,000 to 100,000 square feet of space in a 100% sprinklered building, between 23rd and 34th Streets, just off Broadway, for showrooms or light manufacturing.

Principals Only C. F., 185 Herald, Herald Square.

SUBURBAN REAL ESTATE. Long Island—Sale or Let. I. G. WOLF, 1210 E. 74th St., N. Y. Exceptional bargains on the North Shore. L'ECLEUSE, North Shore Properties 25 EAST 40TH ST. Tel. Vanderbilt 3554

Westchester—Sale or Let. NEW ROCHELLE BARGAIN. White clapboard home, pre-war built, 7 rooms, tiled bath, gas, electricity, hot water heat, good plot, enclosed gas porch, full screens, double shades, instantaneous hot water heater, open fireplace, newly decorated throughout. Owner moving to Canada. Asking \$15,000—Make Offer. DOEREN, KESTINGER, 21 North Ave., New Rochelle, N. Y. Telephone 408.

APARTMENTS—Sale or Let. Furnished. Above 14th St. to 59th St. (Inclusive). 103 W. 54th St. Desirable Furnished Apartments 2 & 3 Light Rooms. Maid's Service Included. IMMEDIATE POSSESSION. N. A. HERWIN & CO., 183 Park Av.

Small Apartments 141 East 21st St. 2 rooms and bath—non-housekeeping. 416 Madison Ave. near 48th St. and Ritz Carlton Hotel. 1, 2 and 3 rooms and bath. Elevator. Non-housekeeping.

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5th Ave. 2 rooms and bath, \$100 to \$150 per month. Maid's and valet services, meals and laundry if desired. Inquire for prospectus or visit. FRED'K FOX & CO., INC. 297 Madison Ave. Phone 6519 Vanderbilt.

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New Building 4 East 88th St. At Fifth Avenue 4-5-6-7 Rooms 1 to 3 BATHS \$2,400 to \$4,500.

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108-110 EAST 81ST NEAR PARK AVENUE New High Class Elevator Apts. 6 ROOMS, 2 BATHS RENTS, \$2,500 TO \$3,500. 20% LEASE for occupancy. Apply on premises or ALTVATIA HOLDING CO. 320 9th Ave. Penn. 2556.

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