News of the Real Estate World

SMALL FLATS LURE MANHATTAN BUYERS

Operators Acquire Third Ave. Corner at 89th Street; Other Sales Reported.

The five story flat with stores at the northwest corner of Third avenue and Eighty-ninth street, 22x98, has been sold to Norman S. Reisenfeld and Joseph F. A. O'Donnell, operators, through O'Reilly & Dahn, brokers. The owner of record is William H. Corbitt. The property occupies a lot 22x98 and has not changed ownership in fifty years. John J. Cody represented the seller.

William Ward Jones sold for the Peter Freess estate the two five story flats, 26x100 each, at 133 and 135 West 138th street to the Donald Holding Company.

The six story tenement at 383 and 385 East Third street, 50x97, is to be taken over by the 383 and 385 East Third Street Realty Corporation, represented by S. T. Siegel, attorney, and having for directors S. Mandell, S. Hendel and S. T. Siegel. The Etta Fine estate holds title.

Bernard A. Ottenberg sold to E. Coan 395 West 118th street, a five story triple flat, 26x100, held at $35,000. William De Goode was the broker.

Rosemin Realty Company resold at a substantial profit to the Chaem Rosenbaum Realty Company the three five story tenements at 41, 43 and 45 Rutgers street, which they purchased three weeks ago from the estate of Israel Block. The Rosemin Realty Company bought the five story tenement at 99 Broome street from Henry R. Barrows.

Charles M. De Rosa Company sold Filippo Barone the five story tenement house, 24.2x63, at 279 Avenue C to a client, Bernard Renzy. Negotiations for a resale are pending.

Henry M. Brenner sold to Ludwig Scheidig the four story tenement 216 East Thirteenth street, 15.6x103.3.

V. M. Deslauriers sold to Rosa M. Howard the five story apartment 209 West 106th street, 33.4x100.11.

Wendover-Grand Realty Corporation sold to Joseph Cuttner for $40,000 the two five story flats 11 and 13 West 102d street, 37.6x100.11.

Samuel G. Hess sold to Frank Haklisch the five story apartment 507 and 509 West 175th street, 43.9x99.11.

OPERATOR IN THREE DEALS.

Samuel Brener Buys and Sells Parcels in Two Boroughs.

L. J. Phillips & Co. sold for the estate of Henry F. Potter, Frederick G. Potter, trustee, to the Brensam Realty Corporation, Samuel Brener president, the two story building, northeast corner of 207th street and Amsterdam avenue. It is at the foot of the 207th street subway station and covers a plot 50 feet on 207th street and 100 feet on Amsterdam avenue. The property had been in present ownership for more than twenty years.

Mr. Brener also bought from Harford Willing Hare-Powell, Rhode Island Trust Company, trustee, 921 Melrose avenue, southwest corner of 163d street, a five story apartment house with stores, fronting 100 feet on the avenue. H. L. McCormick was the broker. Mr. Brener sold to S. Osterwell the five story double flat at 54 West Ninety-ninth street, 25x100.

IN THE DWELLING MARKET.

Douglas L. Elliman & Co. sold for C. M. Ingersoll his four story residence 16.8x102.2, at 167 East Seventy-first street, to Henry Sillcocks for occupancy. Mr. Sillcocks was erroneously reported recently as the buyer of No. 161.

Slawson & Hobbs sold for Sarah B. Gans a four story dwelling, 52 West Seventy-first street, 20x100.

James H. Cruikshank resold to Hubert Foster 2108 Fifth avenue, a five story dwelling, 16.7x76.8. This completes the resale of the eight houses, which Mr. Cruikshank recently purchased from Vincent Astor. J. A. Steele was the broker.

Charles A. Stadler sold to Harry Haggerty the four story dwelling, 114 West Seventy-seventh street, 21x102.2.

Christina A. Ely sold to William J. Trestman the four story dwelling, 102 West Seventy-first street, 18x100.5.

Julius Marder sold to Jacob Saltzman the three story dwelling, 115 East 114th street, 16x100.10.

APARTMENT PLANS FILED.

Plans have been filed for a six story apartment and stores, 94.2x33, irregular, at the southwest corner of Kenmare and Elizabeth streets, by S. Gurdino. C. P. Mell the architect, estimates the cost at $100,000.

Plans have been filed for a five story apartment house, 90.4x98.5, at the southwest corner of Briggs avenue and 199th street for the Hawbile Construction Company. James H. Miles, president. Margon & Glaser, architects, estimate the cost at $140,000.

Shampan & Shampan, architects, have filed plans for an apartment house on the west side of Bay Parkway, from Eightieth to Eighty-first street, to take in entire block front upon a plot 200x100 for Oscar Kaiser, to cost $400,000.

BUSINESS PROPERTY SALES.

Daniel Birdsall & Co., Inc., sold 9 and 11 White street to a client, who will occupy a portion of the premises. The brokers have been appointed agents.

William H. Whiting & Co. sold for Elix Burros to a client for occupancy 210 Water street, seventy-eight feet north of Fulton street. The property consists of a five story and basement building, 24.3x91.7.

RUPPERT FLAT RESOLD.

Byrne & Bowman resold for the J. H. M. Realty Corporation to a client of L. A. & J. P. Kissling 888 Eighth avenue, southeast corner of Fifty-third street, a five story flat, 22x86, held at $75,000 and renting for about $6,000 annually. This is one of the parcels acquired recently by Max N. Natanson from Col. Jacob Ruppert in exchange for the sixteen story building at the northwest corner of Fourth avenue and Twenty-ninth street. Byrne & Bowman resold the Eighth avenue piece for Mr. Natanson to the present sellers.

TO BUILD FLAT ON AUDUBON AV.

The plot 100x100 at the southeast corner of Audubon avenue and 171st street has been sold to the newly formed 171st Street and Audubon Avenue Corporation, with F. E. Kuhnast, M. H. Lavenstein and M. Young as directors. The company, which was represented by McCombs & Ryan, will probably improve it with an apartment house.

DYCKMAN PLOT SOLD.

H. J. Butler & Bros., lumber dealers, at Ninth avenue and 201st street, have bought from the C. A. M. Realty Corporation the plot, 215.9x100, on the north side of 201st street, 100 feet west of Ninth avenue.

HEAVY LEASING DEALS CLOSED IN MANHATTAN

Demand for Business Space Shows Increase.

Charles F. Noyes Company leased to William H. Brown & Sons Company (Matthew W. Ryan) at an aggregate rental of $77,000 28 White street, a six story building together with additional space on the ground floor of their present building, adjoining.

The American Maize Products Company of 135 William street, a subsidiary of the Royal Baking Powder Company has leased executive office space in the Liggett Building, Madison avenue and Forty-second street, through Albert B. Ashforth, Inc. Alfred C. Marks represented the tenant.

Haggstrom-Callen Company leased the four story building, 113 West Sixty-third street for three years to T. & E. O'Donnell.

Spear & Co. leased space in 2 West Forty-seventh street to Arthur H. Lee & Sons, furniture and tapestry; eleventh floor in 30 West Twenty-fourth street to S. Freiman Bros., Inc., manufacturing furriers; parlor floor in 75 Madison avenue to Gottlieb & Newman in conjunction with David Bernstein, and sixth floor in 81 University place to H. Lipke & Sons, men's clothing, at an aggregate rental of $70,000.

Charles M. De Rosa Company leased southeast corner store in Fifty-ninth street and Columbus avenue for five years to a client of James Kaftas & Co.

Maurice Wertheim leased ground floor in 151 East Thirty-eighth street to Bartol Mago.

Brady & Bowman, Inc., leased offices in the Borden Building, Forty-fifth street and Madison avenue, to Goggin & Ripley, Inc., and William E. Celestin.

Cross & Brown Company leased second floor in 22 West Thirty-eighth street to Maginnis & Thomas, laces, trimmings, also have been tenants of the building ever since its completion. The same brokers leased offices in 1452 Broadway to Oscar Goldschlag, architect and engineer.

Douglas L. Elliman & Co., Inc., leased store in 34 East Forty-eighth street to Laurence Gomme, Inc., book sellers.

John H. Scheier leased in 742 Eighth avenue, southeast corner of Forty-sixth street, the store adjoining the corner to Sarah Malone and Gertrude Byrnes, proprietors of the Rosemary Shop.

William R. Brand rented a studio apartment in the Sherwood, Fifty-seventh street and Sixth avenue, to Mr. and Mrs. William Kieauth of Arrochar, S. I.

RESIDENTIAL RENTALS.

Hamilton Iselin & Co. leased an apartment in 145 East Thirty-fifth street to Frederic Condc.

Albert B. Ashforth, Inc., leased unfurnished apartments in 6 and 8 East Fifty-eighth street to Bryce Metcalf; in 442 Madison avenue to Lee F. Rollinson, and in 547 Fifth avenue to Mrs. Adelaide Leffell.

Houghton Company leased for Edward A. Kennedy the three story dwelling, 39 West Ninety-second street to Mathilde J. Martin.

Butler & Baldwin, Inc., with Pease & Elliman, leased furnished, for the estate of Julia B. Potter, the dwelling, 135 East Thirty-seventh street to Florence M. Marshall of the Manhattan Trade School Corporation.

Chas. M. De Rosa Company leased the four story dwelling, 25x100, at 417 Lexington avenue for Mary Rogers for five years to a client of Phillip Castelono.

Chr. Volzing & Son, Inc., leased for ten years the two four story dwellings, 113-115 East Eightieth street, for Mrs. Jennie Brady to Minnie L. White.

Douglas L. Elliman & Co. leased apartments in 67 Park avenue to R. M. Jennings, Jr.; in 270 Park avenue to Mrs. Robert C. Shumway; in 300 Park avenue to Charles J. Marr; in 140 West Fifty-fifth street to Mrs. A. B. Kirby, and in 151 East Eightieth street to Mrs. Hazel Bell.

Culver & Co. leased furnished apartment in 777 Madison avenue to William J. Schieffelin.

PERSONAL AND IMPERSONAL.

Charles B. Van Valen, Inc., have negotiated a loan of $102,000 on 131-133 West Twenty-eighth street, a seven story loft.

The houses at 180 and 182 Bleecker street, reported sold recently, were bought by Domenico Andreana and Rocco Palmieri.

Slawson & Hobbs have been appointed agents for the twelve story apartment house 166 West Seventy-second street and the five story flat 146 West Ninety-first street.

T. Louis A. Britt was the buyer of the three five story tenements 312-316 East Forty-fifth street from the B. U. D. Realty Company reported last week. The site will be improved.

Harris A. Dunn, vice-president of the Columbia Trust Company, is the buyer of the dwelling at 138 East Seventy-ninth street, sold by Pease & Elliman for Mrs. George Bell. Mr. Dunn will occupy.

Frank Hardart, Jr., vice-president of the Horn & Hardart Co., is the purchaser of the dwelling recently sold by Tankoos, Smith & Co. for J. D. Sartakoff, plot 90x130, at 64 Dartmouth street, Forest Hills, L. I.

A client of P. H. J. Daly is the buyer of the block front on the south side of Fordham road, between University and Andrews avenues, the sale of which by the McCabe estate was reported yesterday. James J. Donovan was the broker.

Brown, Wheelock-Harris, Vought & Co. negotiated the sale of the four story dwelling at 53 East Fifty-third street for Mrs. Charles W. Sanders. Title was recently taken in the name of the City Real Estate Company. The same brokers recently sold No. 51, adjoining.

The Lawyers Title and Trust Company has opened a branch office in the Bar Building, 36 West Forty-fourth street. Francis Weinheimer, formerly with Pease & Elliman, has been made manager and Palmer Coolige is in charge of the legal department.

Philip B. Jennings of 33 West Fifty-first street has purchased a large suite in the new 100 Per Cent. Joint-Ownership building which will be erected at the northeast corner of Sixty-ninth street and Lexington avenue by the Joint-Ownership Construction Company, Inc. Frederic Culver, president.

Pease & Elliman were associate brokers in the sale of the four story dwelling 20 West Fifty-fourth street for Mary I. and William Bryce to the Empire Mortgage Company, representing John D. Rockefeller. Mr. Rockefeller's holding company holds title to about a dozen properties on the east end of the Fifty-fourth street block between Sixth and Fifth avenues. Several of these homes have been altered into apartments for bachelors.

APARTMENT BUILDERS BUY SITE IN BRONX

Acquire Many Plots for Multi-family Projects.

Armstrong Brothers sold for the Harding Construction Company to the Sammet Realty Company the southwest corner of Kingsbridge road and Grand avenue, a plot fronting 100 feet on Kingsbridge road and 112 feet on Grand avenue. The buyer will erect a six-story new law apartment, to contain forty-five suites and eight stores, the apartments being of three and four rooms. The operation will involve an outlay of approximately $250,000. This is the fourth parcel on Kingsbridge road sold by the same brokers within a few weeks.

The newly formed Jackson-Schacht Holding Company (H. Jackson and B. and M. Schacht) bought the plot 226.9x107 on the east side of Fox street, 193.8 feet south of Westchester avenue. They will erect three five and a half story apartments, the operation to involve about $500,000. Each house will provide accommodations for thirty-eight families.

Smith & Schwartz, Inc., (H. Smith and H. Schwartz, represented by J. J. Ryan, attorney), bought the plot, 250x150x irregular, on the south side of 177th street, 200 feet east of Eastern boulevard, for improvement with two family houses.

Max Horowitz Building Company, represented by Leo Shafran, attorney, bought a plot 100x216.3, on Belmont avenue, 100 feet south of Tremont avenue, from the Tremont-Crotona Corporation. The buyers will erect apartments.

Nehring Brothers sold for the Cluett Holding Corporation to Anna Cernik and Charles L. Schwartz 454-456 East 186th street, two four story single flats, 40x100.

Epstein & Michaelson sold for M. Schacht 642 Fox street, 40x100, a twenty family apartment.

Murray Maran purchased the one story taxpayer containing seven stores at the southeast corner of 166th street and Boston road, fronting 106 feet on Boston road. It rents for about $6,500 and was held at $60,000.

Shaw, Rockwell & Sanford sold for the Debrose Realty Corporation the two family dwelling on the west side of Andrews avenue 250 feet south of Burnside avenue. The purchaser will occupy.

BROOKLYN THEATER SOLD.

The Commodore on Broadway in $400,000 Deal.

The Commodore Theater Corporation, with S. Borodkin, C. Solodowsky and S. Gottlieb, as directors, bought the new theater at the northeast corner of Broadway and Rodney street, valued at $400,000. It is devoted to motion pictures and stands on a plot 125x150. Morris D. Bohrar, attorney, represented the buyers.

Otterbourg, Steindler & Houston bought for a client the nine room dwelling, 2181 Utica avenue, Brooklyn, 19x100. The purchaser will alter and occupy.

Bulkley & Horton Company sold 76 Navy street, between Park avenue and Tillary street, a two story building, 17.9x64, for Michael Del Papa.

J. Lacov sold for L. Levine to Louis Garfinkel, interior decorator, 1622 Cortelyou road, a store with two six room apartments above.

A. Mishkin sold for Wood, Harmon & Co to P. Cooperman, two plots on the east side of East Twenty-second street, between Avenues I and J, for improvement with one family houses.

SUBURBAN TRANSACTIONS.

Prince & Ripley sold for Walter K. Pleuthner his residence on Scarsdale avenue, Scarsdale, N. Y., to Robert Martin of this city.

William H. Ball of Park Hill avenue purchased the three story frame dwelling 22 Hillcrest avenue, Yonkers, from Frank Nowicki through Thomas S. Burke, broker.

Chauncey B. Garver sold for Frederick V. Burt three lots in the woods of Larchmont to John J. Saxelby of this city.

Murray Apfelbaum of Newark, N. J., sold the eight room family residence, 50x139, at 29 Cloverhill place, Montclair, N. J., to Arthur G. Hill of Orange.

Childs & Humphries sold for the Lannin Realty Company, Inc., J. J. Lannin president, 53 and 55 Hilton avenue, Garden City, L. I., a two story brick business building, 110x200, to an investor. The property is valued at $60,000. The buyer is a client of Louis W. Osterweis.

George Howe sold for Larchmont Gardens Company a plot of four lots on Weaver street, Larchmont Gardens, Larchmont, N. Y., to Joseph Rigano, who will improve with a brick residence, to be offered for sale.

Fish & Marvin sold for C. B. Trubs 6 Livingston avenue, Yonkers, a large plot, frame residence and garage to J. Reinig of this city; also rented for Mrs. P. E. Bisland her house on Kensington road, Bronxville, to R. E. Baker of Wilmington, Del., and an apartment on Parkway road, Bronxville, to Wilfred Ryan.

RESORTS.

Atlantic City.

Hotel Dennis, ATLANTIC CITY, N. J. Directly on the Ocean Front. The American Plan Hotel par-excellence of the Atlantic Coast. Brick Garage on hotel property. WALTER J. BUZBY, Owner and Manager.

New Jersey.

IDEAL COUNTRY HOME. Hotel Montclair. MONTCLAIR, N. J. MOST DELIGHTFULLY SITUATED RESIDENTIAL HOTEL IN NEW YORK'S SUBURBS. OPEN THE ENTIRE YEAR. OWNERSHIP MANAGEMENT. FREDERICK C. HALL COMPANY.

PUDDINGSTONE INN. Favorable weekly rates, folder. Open all year. G. N. VINCENT, Boonton, N. J.

North Carolina.

Battery Park Hotel, ASHEVILLE, N.C. Favorably known to a discriminating clientele. Ideal hilltop location, overlooking the city and mountain peaks on every side. Two superior 18-hole Golf Courses. Hard surface motor roads. Open all year. WILBUR D. CENTNER, Mgr.

Michigan.

MOUNT CLEMENS MINERAL BATHS. World renowned for Rheumatism, Nervousness and that run-down condition. Open all the year. Twenty Miles from Detroit. St. Clemens Interurban meets N. Y. Centre Wolverine every morning at Detroit. Write for Booklet. Business Men's Association, St. Clemens, Mich.

BUILDERS EAGERLY BID FOR WEST BRONX LOTS

J. P. Day Quickly Sells Sixty Sites for $141,500.

Sixty West Bronx lots comprising the block bounded by Featherbed lane, Nelson and Shakespeare avenues and 176th street were sold at auction yesterday for the receivers of the Atlantic Dock Company by Joseph P. Day in 14 Vesey street for $141,500. Bronx builders who were acquainted with the desirability of the sites for apartment house improvement were the most active bidders.

Alexander Sussman and Morris Brand were the first bidders on the Featherbed lane frontage and their purchases amounted to $34,300, which included all the property on Featherbed lane and three lots backing up on their frontage. A. Lowenthal took four lots on Shakespeare avenue for $10,000. Alexander Cowen bought two lots, one on Nelson avenue and one on Shakespeare avenue, for $5,400. Joseph Schacter took $5,000 worth of lots on Nelson avenue. Louis Fink was the buyer of two Nelson avenue lots for $5,400. Charles Wenthal was another Nelson avenue buyer with two lots for $5,400.

Samuel Brenner took five lots on Shakespeare avenue, paying $9,000. J. Ritchie paid $2,400 for two lots, corner of Shakespeare avenue and West 172d street. Samuel Hertz got the corner of Nelson avenue and West 172d street, one lot for $1,300. Abraham Engel took two lots on Nelson avenue for $4,000.

A. Pardi paid $5,000 for two lots on Nelson avenue. James Rabinowitz paid $7,500 for three lots on Nelson avenue. Arthur Davey purchased two lots on Nelson avenue for $5,400. Samuel Schwartz also paid the same price for two lots on Nelson avenue. Oscar Pederson purchased three lots on Shakespeare avenue for $7,500. H. Krupp paid $8,100 for three lots on Shakespeare avenue and Abraham Sklar bought one lot on Shakespeare avenue for $2,700.

DEMAND FOR ASTOR LOTS.

That the Astor estate lots auctioned by Joseph P. Day, Inc., last June 14 are still finding a market was shown yesterday when the Kingsbridge Iron Works closed title for a plot of seven lots on Morris Park avenue, 178th and Wyatt streets, for the purpose of erecting a plant.

QUEENS BOROUGH MARKET.

The Lewis H. May Company resold for Bethlehem Engineering Company to B. Joslovitz the property fronting 209 feet on Broadway, through to east side of Oak street, Far Rockaway, L. I., consisting of a Colonial dwelling and thirty lots. The property will be subdivided and sold in plots.

HIGH RENTALS IN PATERSON.

Murray Apfelbaum of Newark, N. J., leased for the Elizabeth H. V. Muzzy estate the three story building, 25x95, at 189 Main street, Paterson, N. J., to the Braus Specialty Shop, Inc., of New York, Philadelphia and Paterson, for a long term of years, at an aggregate rental of $150,000, which is said to be the highest rental ever paid for a Main street site.

IN THE AUCTION ROOM.

14 VESEY ST.
By Henry Brady.

72D ST, 308 W, s s, 81.6 ft w of West End av, 18.6x58.11; 4 story dwelling; O Perry Askan vs W B Selfepal; Sigmund Wechster, atty; amount due, $10,303.12; taxes, &c, $16; prior mtge, $18,000; to the plaintiff, $30,850.

132D ST, 66-68 W, s s, 222.6 ft e of Lenox av, 37.6x90.11; six story warehouse; Harley D Hutchins et al, trs, vs Freebold Construction Co, W A Alcock, atty; amount due, $42,763.90; taxes, &c, $2,401.65; to the plaintiff, $40,000.

Fire Record

A. M.	Loss.
5:45—52 West End av.; Phillip & Knodiack	Trifling
9:10—70th st. and Columbus av.; automobile, Yale Taxi Co.	Unknown
P. M.	
3:35—Longwood and Whitlock avs., The Bronx; taxi, Albert Cohen	Slight
3:45—167th st. and 3d av., The Bronx; auto truck; Mazo Laboratory Co.	Trifling
4:35—1549 2d av.; Alex Spister	Unknown
5:10—430 East 58th st.; unknown	Slight
5:15—Pelham Bay, foot of Cross st., The Bronx; Gasoline launch; unknown	Unknown
5:50—1333 Southern Boulevard, The Bronx; Bergman Realty Co.	Unknown
6:55—308 East 102d st.; Harry Jones	Unknown
7:20—168 Mercer st., Berk Bros.	Unknown
7:30—1066 Prospect av., The Bronx, Benjamin Seicol	Unknown
7:45—27 W. 24th st., Louis Adomomitz	Unknown
8:10—1015 Hoe av., The Bronx, Louis Levipp	Unknown
8:40—126 W. 21st st., Tannenbaum & Simon	Unknown

REAL ESTATE BROKERS.

EDWIN H. HESS. Business Building Management. A Highly Specialized Service. 250-5th Ave. Mad. Sq. 8398

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

MORTGAGES & BLDG. LOANS. Manhattan and Bronx, $10,000 and Up. J. CLARENCE DAVIES. 149th St. and 3d Ave. 32 Nassau Street.

Realty Investments. Mandel-Ehrich Corp., 9 East 46th St., N. Y.

CITY REAL ESTATE.

200 LENOX AVE. GOODWIN AND GOODWIN. PHONE HARLEM 6500. Real Estate, Mortgages, Insurance.

Spuyten Duyvil and Riverdale, Above Harlem River.

Fieldston. RIVERDALE-ON-HUDSON. New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C.

Bronx—Sale or Let.

1 and 2 Family Stucco Houses. Plot 23x114, all modern improvements, enclosed sun parlor, room for garage and garden; white enamel woodwork, parquet floors, &c. 1 family, 241st St., Katonah Ave. 2 family, 287th St., White Plains Ave. Daniel Houlihan & Sons. TEL. 2200 AND 6969 TREMONT.

Do You Want Office Space? Consult the Business Property Guide, published every Sunday, Tuesday and Thursday in the Real Estate Pages of The New York Herald.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

To-morrow Thursday Oct. 26th, 12 o'clock noon. Exchange Salesroom, 14 Vesey Street, N. Y. City. By Order of The Trustees of Columbia University. Absolute Auction. Columbia Oval. 225 Bronx Lots. in business and residence zones on and near Gun Hill Road, Bainbridge Ave. and 211th St. Near 4 subway and "L" stations. 5-cent fare to all parts of New York. Separately—at your own price. These Columbia Oval-Bronx Lots are exceptionally well located, at the hub of four nearby East and West Side subway and "L" stations on the Jerome, 6th and 9th Avenue lines, the Webster Avenue extension of the 3rd Avenue "L", and the White Plains Avenue subway. 75% ON MORTGAGE at 6%; or 50% at 4½% Title Guarantee & Trust Co. Policies Free. Select Your Lots To-day! Go to the Sale To-morrow! Buy At Your Own Price! TO INSPECT THE PROPERTY—Take 8th or 9th Ave. "L" or Jerome Ave. Subway to Mosholu Parkway station; walk north to Gun Hill Road and property; or take 3rd Ave. "L" and Webster Ave. extension to 210th St. and walk one block north to property; or White Plains Ave. subway to 211th St. (Gun Hill Road) station and walk west to property. JOHN B. PINE, Atty., 63 Wall Street, New York City. 67 Liberty Street, New York City. Joseph P. Day Inc. Auctioneer. Telephone Cortlandt 0744

At Ridgewood, N. J. Next Saturday, October 28th. at 2 P. M.—On Premises—Rain or Shine. Receiver's Sale. By order of the Court of Chancery and Frederick A. Tetor, Receiver of the Wilsey Realty Co. Absolute Auction. 260 Finely Located Residential PLOTS. On Main Line of Erie R. R., convenient to Ridgewood and Hohokus Stations, at Upper Ridgewood on and near Upper Boulevard and Avondale Road. 70% ON MORTGAGE. JULIAN C. HARRISON, Atty., 16 Exchange Place, New York City. FREDERICK V. WATSON, Atty. for Receiver, Ridgewood, N. J. SEND FOR BOOKMAP. 67 Liberty St. New York City. Joseph P. Day Inc. Auctioneer. Telephone Cortlandt 0744

MY NEXT Special Auction Sale OF PRIVATE DWELLINGS IN THE 5th & Park Aves. Section. WILL BE HELD IN THE BALLROOM OF THE HOTEL PLAZA. WEDNESDAY, NOV. 15, at 8 P. M. FOR BOOKLET OF SALE APPLY PERSONALLY OR THROUGH YOUR OWN BROKER TO. ARTHUR C. SHERIDAN. Real Estate Auctioneer. 152 B'WAY.

CITY REAL ESTATE.

Queens—Sale or Rent.

RENT $5 PER ROOM. GIBSON'S. ELMHURST MANOR. Buys one and two family Houses. 20 Minutes Grand Central. 5c. Fare. PRICE $7,250, CASH $1,350. Contain every improvement, paved streets, sewers, auto driveway, &c. APARTMENTS FOR RENT, $50 UP. Descriptive Catalogue on Request. Queensboro Subway (CORONA LINE) from Grand Central to Elmhurst av. station (GIBSON'S office at foot of stairs) or Elmhurst Manor, Jackson and Junction avs. Phone Havemeyer—2002. By auto, Jackson av. to Junction av., one block south.

5 TWO-FAMILY HOUSES. TAX EXEMPT. Pebble-dash stucco, 12 rooms, 2 inclosed porches, 2 steam boilers, built-in bath and shower, white enamel gas range, tile kitchen, bath, parquet floors, artistically decorated, driveway, north side of Jamaica on Alsop st., or 150th st., near Oceanview av. Builder on premises. ADAM METZ, Jamaica 0852.

SUBURBAN REAL ESTATE.

Long Island—Sale or Let.

I. G. WOLF, 1270 B'way, N. Y. Exceptional bargain on the North Shore.

Connecticut—Sale or Let.

E. P. HATCH Real Estate Greenwich Ct. Tel. 1022.

Ladd & Nichols, Inc. Greenwich, Conn. 9 E. 40th St., N. Y.

SUBURBAN REAL ESTATE.

Westchester—Sale or Let.

BIG SACRIFICE. $1,500 cash, balance like rent, buys a 7 room house, all improvements, decorated, large plot, room for garage. Ready for immediate occupancy. Close to schools, stores and station. Builder, 44 Rhodes St., New Rochelle. Phone 578 New Rochelle.

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 unrivalled. 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.

TO LET FOR BUSINESS. Above 14th St. to 59th St. (Inclusive).

268 West 36th St. 100% Sprinklered. Daylight and Air. Four Upper Floors. the only space to be rented, 18,000 sq. ft. each. Separate Elevators and Entrance. WILL DIVIDE. CROSS & BROWN COMPANY Agent. Ready Nov. 1st. 18 E. 41st St. or 175 Fifth Ave. Murray Hill 7100. Ashland 7432.

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

APARTMENTS—Sale or Let. Unfurnished. Above 59th St.—5th Av. to North River.

180 Riverside Drive. North Corner 90th St.

The Finest Apartment House on the Drive, with 3 elevators and a number of attractive features not generally found in apartment dwellings. A house of the better type, with unequalled service and a select and refined tenancy. A FEW SUITES OF 6, 7 & 8 Rooms. 3 Baths. ALSO 8 Rooms with 4 Master Bedrooms. Extra large rooms, abundance of closet space. Representative on Premises or. Uniquely situated at the most beautiful part of the finest waterfront boulevard in the U. S. An everchanging panorama! Wood, Dolson Co., Inc. Broadway & 80th St. Schuyler 1100. HARRY SCHIFF & SON, OWNERS & BUILDERS

SUBURBAN REAL ESTATE. New Jersey—Sale or Let. MONTCLAIR PROPERTIES. FRANK HUGHES COMPANY. CHAS. R. REEVE, MILLBURN, N. J. Homes from $7,500 to $150,000. Maplewood — Short Hills — Summit. RUTHERFORD. EDW. S. BROWN. REAL ESTATE. Shafer Bldg., Roth.

TO LET FOR BUSINESS. Above 14th St. to 59th St. (Inclusive).

STORE & Basement. 100-5th Ave Northeast Cor. 15th St. Large Show Windows. Exceptional Light. STORE 57 x 140. BASEMENT 72 x 165. Possession Feb. 1, 1923. LOFTS. 9,150 Sq. Ft. Will Divide. Offices 200 to 2,300 Sq. Ft. Immediate Possession. MODERN HIGH CLASS BUILDING. APPLY ON PREMISES, OR Edgar A. Levy Leasing Co. 505 FIFTH AVENUE. Murray Hill 6960. BROKERS PROTECTED.

Service Station, Printers or Manufacturing. One story building, corner 11th av. and 48th st.; 10,000 sq. feet; no posts. John P. Peel Co., 362 W. 23d St.

LOFTS—STORES—BUILDINGS. Mercantile, Warehouses, Factories. LARGE SELECTIONS. ALL SIZES. LOUIS SCHRAG, 142 W. 23D ST.

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

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

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. BERWIN & CO., 103 Park Av.

Unfurnished. From Battery to 14th St., Inclusive.

15 EAST 10th STREET. NEAR 5TH AVE. THE MAYFIELD. 5 ROOMS AND BATH, $1,500. Apply Supt. on premises, or DWIGHT, ARCHIBALD & PERRY, INC. WATKINS 5360. 137 WEST 23D.

Unfurnished. Above 14th St. to 59th St. (Inclusive).

Washington Square Apts. 115-135 WEST 16TH ST. 4 Room Elevator Suites. Rent: $125 to $133. 111 WEST 11TH ST. 2 Rooms and Kitchenette. Rents $75 to $116. 132 WEST 4TH ST. 3 Rooms and Kitchenette. Rent $135. 31 WEST 11TH ST. 5 Rooms, $2,200. J. Irving Walsh. 73 WEST 11TH ST.

55 W. 55th St. Modern 9-Story Apt. Building. 3 Rooms & Bath. POSSESSION AT ONCE. Apply Supt., on premises, or N. A. BERWIN & CO., 103 PARK AV.

116 West 14th St.—New 9 story building. 2 and 4 rooms, with kitchens.

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

108-110 EAST 81ST. NEAR PARK AVENUE. New High Class Elevator Apts. 6 ROOMS, 2 BATHS. RENTS, $2,900 TO $3,500. Now Ready for Occupancy. Apply on premises or ALTAVISTA HOLDING CO. 320 5th Ave. Penn. 2556.

957 PARK AVENUE. S. E. CORNER 82D ST. 4 ROOMS, HOUSEKEEPING, ELEVATOR. SENIOR & ALLAN, INC., 505 5th Av.

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

New Building Immediate Possession. 114 W. 70th ST. Near Broadway. 4 & 5 Rooms. Representative on Premises. TEL. COLUMBUS 10102. Slawson & Hobbs, Agt. 162 W. 72ND ST. 7240 COLUMBUS. JOSEPH F. FAIELLA, Builder.

151 W. 86th St. 7 Large Rooms and 3 Baths. IMMEDIATE POSSESSION. Apply on Premises or to A. L. MORDECAI & SON, 30 East 42nd St.

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 10 rooms and 3 baths. Owner Management.

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HIGH CLASS ELEVATOR APARTMENTS. Manhattan Ave. and 122d St. 2-3-4 & 5 Rooms. KITCHEN AND KITCHENETTES, $555 TO $125. APPLY ON PREMISES.

GEORGE WASHINGTON. 116 W. 72nd Street. New, Absolutely Fireproof Apartment Hotel. 2 Rooms, Bath ..... $165.00. (On Yearly Lease Unfurnished). 1 Room, Bath, Furnished ..... $90.00. 2 Rooms, Bath, Furnished ..... $140.00. Maid Service Supplied. Restaurant.

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309 W. 101ST ST. 9 ROOM APT.; ALL LIGHT; NEWLY DECORATED; $165.

Unfurnished—Brooklyn.

5 ROOMS and bath, steam heat, parquet, electric lights, etc. Fire d new; only $67.50. JOHN P. CHURLO, 132 Highlawn Ave., Sea Beach Subway to Kings Highway Station, Avenue R end.