

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

The Big Winners

On Election Day

will be the men who buy a few of these Elmhurst-Corona, 5-cent fare, subway, lots in the City of New York.



STUDY THIS MAP AND THE REMARKABLE TRANSIT ADVANTAGES OF THESE ELMHURST-CORONA LOTS

Absolute Auction

478 NEW YORK CITY LOTS

On Junction Ave., the Future 42nd St. of Queens and close to Corona Ave., Trolley, Brooklyn to Flushing TO BE SOLD SEPARATELY, FOR WHATEVER THEY MAY BRING.

Next Tuesday, Nov. 7

at 2 P. M. Rain or Shine, Parish Hall, 48th St. and Polk Ave., Corona. Few blocks north of Alburtis Ave., station on Queensboro Subway. Corona L. I. R. B. station is close to property. Junction Ave. station on 5-cent fare Queensboro Subway 34 minutes from 42nd St. In few blocks north of property. Junction and Corona Ave. trolley lines pass property.

\$10 Secures a \$100 Lot
\$15 Secures a \$150 Lot
\$20 Secures a \$200 Lot

10% Day of Sale—20% in 30 Days—70% on Mortgage
TITLE GUARANTEE & TRUST CO. POLICIES FREE
SEND FOR BOOKMAP ATTEND THE SALE

67 Liberty Street New York City Telephone Cortlandt 0744

Special Sales Day

Thursday, Nov. 23rd

Dwellings—Taxpayers—Apartment Sites

- At Noon, in Exchange Salesroom, 14 Vesey St., N. Y. City
- Estate Sales**
Estate of Terry Smith, Dec'd. The Farmers' Loan & Trust Co., Executor and Trustee.
Block Front Corona Parkway Mohegan Ave. & 179th St. (Borough of The Bronx) A very desirable plot of ground, near C. I. Transit station, size 55.12x13.7x 60.48x88.82.
- Estate of Edward Smith, Dec'd. The Farmers' Loan & Trust Co., Executor and Trustee.
E. S. Stebbins Ave. 132.66 Ft. S. of Home St. (Borough of The Bronx) A vacant plot of ground suitable for apartment. Size 50x147.90.
- S. W. Cor.** West Farms Rd. & E. 174th St. (Borough of The Bronx) A corner plot improved with 3 story and basement frame dwelling, size 25.87x29.63x112.
- S. E. Cor.** West Farms Rd. & E. 174th St. (Borough of The Bronx) A vacant corner piece of ground. Size 3.82x35.85x112.
- Geller, Rolston & Blanc, Attys.,** 63-65 Beaver St., N. Y. City
- S. E. Cor.** Intervale & Westchester Aves. A large plot of ground improved with a group of one story brick stores. Size 121.54x115.46x100x184.54.
- Westchester Co. Acreage On** Lincoln Ave. New Rochelle, N. Y. A tract of about 4 1/2 acres to be sold as one parcel in the midst of many country estates.
- Ashley T. Cole, Attys.,** 30 East 42d St., N. Y. City
- SEND FOR BOOKLET** Telephone Cortlandt 0744
- CITY REAL ESTATE.** Above 98th St.—5th Av. to East River.
- CITY REAL ESTATE.** Above 98th St.—5th Av. to East River.

BRYAN L. KENNELLY, Inc.

Executors' Sale

108 Plots and fine in "Byram Ridge" residence

Facing on King Street, main residential street of

PORT CHESTER

(Election Day, Nov. 7th)

at 1 P. M., on the premises, in heated tent, rain or shine.

This property is the last piece of land in the Port Chester, Rye, Greenwich district which is for sale in small plots. Think what this means to you. Here is a chance to get a site for a lifetime home in this beautiful country club section.

There are many fine old trees on the property, and well built macadam roads, with water in the principal streets. Sensible restrictions protect purchasers. Values should double here in a few years.

To the couple who want a home with the conveniences of the city this is a wonderful opportunity. Here you will find stores, schools, library, churches, theatres, and all within 10 minutes' ride of seven golf, yacht and country clubs—yet only 42 minutes from Grand Central—70 trains daily.

149 Broadway, New York BRYAN L. KENNELLY, Inc. Telephone-Cortlandt 1547

To Builders:—

We offer for sale at a price that will permit profitable improvement the north east corner of

5th Ave. & 102d St.
a plot 100 x 300
with a 100 foot frontage on Fifth Avenue

Wm. A. White & Sons
Established '58
46 Cedar St.
Tel. John 5700

Bedford Park Estate

A Complete Estate in the beautiful Bedford Park section of the Bronx surrounded by Parks.

A Handsome residence of 12 rooms, 3 baths, a 2 car garage, with chauffeur's quarters and a modern laundry building on a plot approximately 75x100.

Every conceivable improvement; the entire property is in a first class condition. Price, \$40,000.00.

Any reasonable offer will be considered. Brokers protected.

DAVIS BROWN
306 E. 40 St. 3121 Murray Hill

CITY REAL ESTATE.

Queens—Sale or Let. Queens—Sale or Rent. Queens—Sale or Rent. Queens—Sale or Rent.

Norwood Gardens

7th Avenue 8th Avenue

\$2,000 Down Buys \$1,000 Cash Buys This New Brick \$9,000 Home

A 2-Family Brick House, Every Modern Improvement Tax Exempt

Garage for two cars. Tile bath, tile kitchen, built-in bath tub, separate built-in shower, parquet floors, instantaneous hot water heater; in 10 minutes from the heart of Manhattan, yet in the most exclusive and country section of ASTORIA.

SEVENTH AVENUE
The Garden Spot of ASTORIA
Norwood Gardens
5c fare to any part of Manhattan, Bronx and Brooklyn.

Our Representative on Premises for either 7th or 8th Avenue at Our Office Daily and Sunday.

NORWOOD GARDENS REALTY CORPORATION
Telephone Murray Hill 4145-6-7
30 East 42d Street
DAVID W. KEEN and HENRY B. SALTMAN, Managing Directors
How to Reach Property—Take any Interborough Subway to Grand Central. Change for Astoria Subway. Stop at Grand Ave. Station. Walk to 7th or 8th Avenue. Offices, 427 7th Ave. & 407 8th Ave.

RENT \$5 PER ROOM

GIBSON'S ELMHURST MANOR

Buy One and Two Family Homes, 20 Minutes Grand Central, 5c Fare. PRICE, \$6,900. CASH, \$1,000

Contains every improvement; paved driveway, 2 large enclosed porches, garage, APARTMENTS FOR RENT, \$50 UP. Descriptive Catalogue on Request, Queensboro Subway (ORONA LINE) from Grand Central to Elmhurst av. station (GIBSON'S office at foot of stairs), or Elmhurst Manor, Jackson and Junction av., Phone Havermeier 2602. By auto, Jackson av. to Junction av., one block south.

FOREST HILLS WEST

Beautiful home sites, well located in this new picturesque community, 10 minutes from Grand Central, ready for building; between Queens Boulevard and new station. Can be bought at the price of \$1,000 each.

MASS
OWNER, 149 West 36th St. Fitzroy 3012.

ELMHURST 2-FAMILY TAX EXEMPT DETACHED HOUSES.

13 large rooms with ample closet room, electric lights, parquet flooring, hot water heating system, 2 large enclosed porches, garage driveway, 2 blocks from Subway Station. Price \$12,500 cash \$2,500 terms to suit. Apply THOS. DALY, 149 West 36th St., Cor. Roosevelt Ave., Corona. Owner & Builder, At Junction Ave. "L" Sta.

BRICK HOUSE BARGAIN

\$2,000 cash, balance \$25 monthly principal. Buy beautiful tax exempt brick house, large plot, with boulevard, fine restricted neighborhood, near station, 20 minutes Manhattan; garage attached, 2 bedrooms, 2 baths, steam, sewerage. McNEES, 20 Union Hall St., Jamaica. Phone Jamaica 4245.

IDEAL Seven large, beautifully decorated BRICK rooms; large sun parlor, tile bath, tile and all the up to date improvements; on extra large plot; tax exempt; 20 minutes out, price \$8,000; I need \$1,500 cash and \$50 monthly; it will pay you to invest; see no brokers. Write only to S. J. DOUBROFF, 154 Nassau St., room 2012.

Special Auction Sale

Wednesday, November 15

at 12 o'clock noon, in REAL ESTATE EXCHANGE, 14 Vesey Street.

EXECUTOR'S SALE

- BRONX**
Greystone Ave. Estate of Peter Freese, Deceased. Greystone Avenue, W. 8, 325 feet north of 25th Street, vacant plot, size 50x100.
- MANHATTAN**
66 to 74 St. Nicholas Pl. 4 three-story dwellings on plot 150x100.
- 305 West 84th Street
5-story American basement dwelling, size 17x102.
- 29 East 20th St.
4-story brick loft building, with store; size 20x89.2.
- 142 West 113th St.
5-story apartment house; size 20.5x100.11
- 53 Pike St.
7 1/2-story brick factory building, with store; size 20x200.
- ADRIAN AVENUE**
Marble Hill section
W. S. 418 feet north of Terrace View Avenue, vacant plot, size 50x100.
- FLUSHING**
Estate of Peter Freese, Deceased. Mitchell Avenue, southwest corner 35d Street, vacant plot, 60x90.37.
- Six Yonkers Lots
McLean Ave., E. S. 50 feet north of Nelson Ave.
- BRONX**
Williamsbridge Road
Northeast corner St. Raymond Ave. two plots, 50x94, and adjoining plot on avenue, 50x100.
- Grand Concourse**
S. W. corner Hawkinson St.; size, 50x 48x50 irregular. Also Hawkinson St., 179 Ft. Grand Concourse, vacant plot, 50x125.
- Broadway**
W. S. 47 ft. north of 256th St., vacant plot, 20x99.6.
- Sedgwick Avenue**
East Side, running through to Lawrence Avenue, 240 feet north of 167th Street, size 125x100.
- BROOKLYN**
Absolute Sale
805-09-11-13 Rogers Av.
4 three-story flats, with stores; size, 20x95 each.
- Gravesend Avenue**
Estate of Engelbert Schindbeck. By order Maria Schindbeck, Administratrix.
Gravesend Avenue, N. W. corner Second Place, vacant plot, 50x100.
- Ocean Parkway, S. E.**
Cor. Johnson's Lane
Two-story hotel building, size 192x200 irregular.

Bryan L. Kennelly, Inc.
Real Estate Auctioneers
149 Broadway Tel. Cort. 1547

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

MORTGAGE MONEY

LARGE SUMS FOR MANHATTAN AND BRONX FIRST MORTGAGES MINIMUM CHARGES

Wood, Dolson Co., Inc.
MORTGAGE DEPT.
141 Broadway, Tel. Decker 7504.

MORTGAGE MONEY

Any Amount
For Building & Permanent Loans On Long Island City Factory or Loft Bldgs.

WOOD, DOLSON CO., INC.,
141 Broadway. Rector 7504-5.

MONEY

Immediately advanced, first mortgages, interest 5%, any amount, anywhere, also to help upon their inheritance. We will also finance loans promptly second mortgages, quick answers. WALDOFF, 15 Park Row, Suite 201-2-3.

MORTGAGES & BLDG. LOANS

Manhattan and Bronx, 100,000 and Up.

J. CLARENCE DAVIES
14th St. and 5d Ave. 35 Nassau Street.

CITY REAL ESTATE.

Business Properties **HESS** Country Properties

FRED FOX & CO.

107 MADISON AVE. 793 B'WAY

JOSEPH MILNER
REAL ESTATE.
800 5th Av. Tel. Vanderbilt 3097.

CITY REAL ESTATE.

GEO. S. RUNK

MANAGEMENT AND MORTGAGES A SPECIALTY.
TEL. LENOX 4138
1252 Lexington Av. (85th St.)

PROPERTY MANAGEMENT

Wood, Dolson Co., Inc.
BROADWAY, COR. 80TH ST.
Tel. 1100 Schuster.

F. & G. PFLOMM, REAL ESTATE.

1333 Broadway, at 35th St.
Management of Business Properties a Specialty.

J. ARTHUR FISCHER

609 6TH AVE. NEAR 40TH ST.
REAL ESTATE IN ALL ITS BRANCHES.
LUNGMACHE 319-2-3.

CROSS & BROWN COMPANY

Real Estate in all its branches.
18 EAST 41ST ST. 197 BROADWAY
325 FIFTH AV. B'WAY & 57 St. 5th Flk. Bldg.

Commercial Property

Charles Berlin
Property Management
3883 B'WAY & 141 E. 17th St.

JACOB J. TALBOT.

Careful, economical and efficient management of real estate. 676 8th Ave. between 42d and 43d Sts.

George B. Corsi
Real Estate, Sale or Lease.
10 East Forty-third Street, New York.

FIREPROOF BUILDING 40,000 Sq. Ft.

Perfect light, power plant, easy terms. Prominent street in Chelsea section.

JAMES N. WELLS' SONS,
191 Ninth Ave. Near 22d St.

DWELLINGS—TENEMENTS

ST. JOHN'S, 101 STS FOR SALE.
LOUIS SCHRAG, 142 W. 23D ST.

BUSINESS PROPERTY

Mercantile, Warehouse and Factories.
LOUIS SCHRAG, 142 W. 23D ST.

YORKVILLE DOUBLE FLAT

East 82d St., 4-story double flat; rental, \$2,000; price, \$25,000; bargain.

JOHN PETERS, 210 E. 14th St.

ATTRACTIVE BARGAINS

In 70's between Columbia and Amsterdam, electrically, parquet throughout. Price \$38,750.

At 80' adjoining West End Ave., 3 1/2 story, 20 foot, 11 rooms, 3 baths, electricity, parquet floors. Price \$32,000, 5 year mortgage.

Near St. Nicholas Ave. and 147th St. 2 story, limestone front, wonderful condition, might rent. Price \$20,000.

Casco Bay, Maine, 60 acres, 1/2 mile shore front, 15 room hotel and 2 buildings, partly furnished. Price \$15,000, terms.

JOHN L. ROGERS Riverside 7563.

EXCEPTIONAL BARGAIN

For investment and home. One of the finest 25-foot American basement dwellings in the 70's, near Central Park. Every improvement, including electric, plumbing, apartment. Gross rent \$10,000. Price reduced to \$75,000, cash necessary, \$25,000. For inspection apply

The Haggstrom Callen Co.
1074 Broadway at 67th St.

NEAR 125TH ST. & 7TH AV. PLOT 100x100

Suitable for garage. Price \$85,000, with building loan. F. B. ROBERT, 217 Broadway.

Rental, \$4,782; Price, \$30,000

Near Mornington Park, 5 story flat; West 14th St., choice bargain.

JOHN PETERS, 210 E. 14th St.
Washington Heights, Above 125th St. West of 8th Av.

LOTS

Have tax exempt Riverside Drive block front can be traded for vacant lots and cash; shows wonderful profit. Call

JAMES E. BARRY
851 WEST 181ST ST.

Garage

OCEAN GARDENS—FLATBUSH

6 and 7 room Stucco House, with garage, situated at Ocean Parkway and Kings Highway, 20 minutes by 3 subways; 5c fare; all modern improvements, parquet floors, tiled kitchen and bath; large, airy rooms; private driveway; \$1,500 initial payment; balance easy terms; entire carrying charge, \$7.10 per month, including garage; immediate possession. OCEAN GARDENS DEVELOPMENT CO., Ocean Parkway and Kings Highway, Brooklyn. Tel. Midwood 0914.

Garage

(New Building Just Completed) WEST SIDE
One Story. 20,000 Sq. Ft.
Sell on most favorable terms or lease at low rental. Apply to
G. MONTAGUE MABIE
819 Broadway.

Doctor's Opportunity

Opposite Park
Located on the widest park street in the city. This 25 foot, 5 1/2 story American basement can be either leased or bought, with immediate possession. The three adjacent similar houses are already occupied by high class physicians. House contains 20 rooms, 5 baths, 6th elevator, and is modern throughout.

GEORGE S. RUNK, 1332 Lexington Av.

HOUSE FOR SALE

Beautiful stone house, bargain, Lincoln road, near Bedford av., Brooklyn; bay front, 10 rooms, 3 of wash, 2 car garage, tiled bath, 2 private wash rooms, marble toilet, parquet, electric, splendid condition, between 2 subways, 2 blocks from Prospect Park entrance; to be appreciated, house should be seen; very refined neighborhood, near churches and schools. Apply owner, P. H. WHITE, 106 Lincoln road, Brooklyn.

450 BROOKLYN LOTS

Price only \$50 per lot, located at Avenue M and East 1st St., built up section, close to two car lines, ready for builders, adjoining lots selling for \$250; terms to suit. T. E. CHENEY, 213 Montague St., Brooklyn, N. Y.

Overlooking the Bay

Something different in 2 family, 13 room, 1 1/2 bath brick houses; 2 car garage; duplex entrance; many unusual features; located 21/2 blocks from Prospect Park, PAUL HEMPEL, 524 4th Av. South 9246.

New Garden Houses

with Garages—in New York City

READY TO INSPECT



An attractive group of twelve white stucco houses with green roofs, is now being built at 238th Street and Orloff Avenue, near Broadway (adjoining Golf Course at Van Cortlandt Park). Your choice of six, seven or nine rooms.

Close to Broadway and Lexington Avenue subways, and Putnam R. R. Station. All conveniences, including heat, electric light, glass enclosed porch, tile bath and hardwood floors. Designed by Hopkin & Kern, architects. Ready October, 1922. Title policy furnished free to each purchaser. Send for descriptive folder H.

EUGENE L. LARKIN, Selling Agent
291 Broadway, N. Y. Telephone Worth 1160
3486 Cannon Place, Bronx, N. Y. Telephone Kingsbridge 3508
THOMAS T. HOPPER CO., Owners and Builders 101 Park Avenue, N. Y.

Kew Gardens

16 minutes from the heart of Manhattan

It would hardly be possible to arrange a more attractive proposition than we are making in the case of this particular house.

Situated on a corner plot three minutes from the station, it consists of eight rooms, three baths, and garage. The design is pleasing, the construction superior, and the terms exceptional. It is a quality home.

\$3,500 cash secures title
\$125 per month pays carrying charges
OPEN FOR INSPECTION TODAY

Edgeworth Smith

1 West 34th Street Fitz Roy 5231

Sole Agents for the Kew Gardens Corporation

Kew Gardens Station Richmond Hill 1713

50 Flatbush Lots

Only \$500 each; built up section; Avenue M and East 1st St., close to Flatbush Av. and Union Av. Liberal terms to responsible builders. T. E. CHENEY, 213 Montague St., Brooklyn, N. Y.

Suburban Real Estate.

FAMILY LIVING ABROAD

WILL SELL IDEAL HOME. GOOD VIEW, 1,200 FEET TO BOAT LANDING. 1 1/2 acres attractive grounds, handsome shrubbery, fruit, tennis court; garage; house contains 12 rooms, 3 baths, sleeping, breakfast porches and sun parlor; convenient to station; excellent surroundings. House could not be duplicated for \$25,000. Offered at \$25,000. Terms. Immediate possession.

JEREMIAH ROBBINS
Babylon, L. I. Tel. Babylon 22.

Huntington, L. I. Unusual Opportunity

A small estate of about 2 acres, 10 room house, 2 rooms, 5 baths, overlooking bay. Garden, 3 gardeners' cottages, beautiful grounds.

Price reduced to \$75,000.

Chas. F. Noyes Co.
118 William St. Phone John 2000

GREAT NECK, L. I.

Only a few minutes' walk to station. Near golf club—attractive and built with hollow tile house, 6 bedrooms and 3 baths—living room with open fireplace. An unusually large enclosed porch, 2 car garage. Beautiful trees. A decided bargain at \$25,500.

HARVEY CRAW

JAMAICA. A true German Colonial home in best section of Jamaica, built to sell for \$22,500; to realize cash immediately builder offers for \$18,000; superior construction, finest fixtures and finish, 8 rooms, 2 baths, center hall, large living room, sun parlor, fireplace; all improvements; garage space. W. W. SCITTY & CO., 309 Fulton St., Jamaica, Phone 0079.

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.