News of the Real Estate World

CULLED FROM THE CLOSE OF MARKET

Apartment House Sales Lead in Manhattan and the Bronx —Other Deals.

The Shenk Realty Company sold to Freda Friedman 3 West 108th street, a six story elevator apartment house, on plot 50x100, adjoining the Melrose apartments at the northwest corner of Central Park West. The property was held at $125,000 and returns an annual rental of approximately $24,000. Benjamin Harris was the broker.

Butler & Butler Inc., resold for Miss Kathryn Henesey 33 West Fifty-seventh street, a six story elevator building, 25x100, containing stores and small apartments. The property was acquired by the seller within the last month.

Manning Bernhard Realty & Construction Company purchased the two five story, twenty family tenement, 50x100.5, at 309-311 East Sixty-first street. The seller, a client of J. Lemle & Son, has owned the property for twenty years.

William D. Kilpatrick resold to a client of McKeever & Goss the five story tenement and stores, 25x100, at 1758 Third avenue, between Ninety-seventh and Ninety-eighth streets.

Shaw, Rockwell & Sanford sold for the O'Brien estate 430-432 East Fifty-eighth street, two five story flats, each 20x100.5.

Business Property Sales.

Norman S. Riesenfeld and Joseph F. A. O'Donuel, operators, have purchased the three story bank building at 957 Third avenue, adjoining the northeast corner of Fifty-seventh street, from Joseph C. Allen, commissioner of banks in charge of the Hanover Trust Company of Boston. The property is occupied by a Polish banking concern and was held at $50,000. Sturgis & Lyon were the brokers.

Tankoos, Smith & Co. sold to the Horn and Hardart Company the Dolan Garage, 605-607 West Forty-ninth street, 50x100, west of Eleventh avenue. Upon the expiration of leases the buyers will improve and connect the premises with their commissary building at the southwest corner of Eleventh avenue and Fiftieth street.

John Peters resold for Klinger, Reisberg & Hammer to an investor 241 East Fourteenth street, a five story business building, with stores, 25.6x163.3.

In the Dwelling Market.

Henry L. Finch, stock broker, is reported to have bought the residence of Charles S. Sargent, Jr., at 46 East Seventy-fourth street, a five story American basement house, 20x100, between Madison and Park avenues, and sold for about $90,000.

The John P. Peel Company sold for Richard J. Haslinger to Margaretta Schultz the dwelling 349 West Twentieth street, 15x91.11. The purchaser will occupy.

Porter & Co. sold for Henry Wettingfeld to Leonard Weill the two story frame dwelling, 25x100, at 136 West 137th street.

Lexington Avenue Corner Leased.

As a result of a renewal of discussion regarding a possible railroad terminal at Lexington avenue and Thirty-second street, a client of L. & I. J. Joseph has leased for twenty-one years with a renewal privilege the building at the southeast corner of Lexington avenue and Thirty-fourth street, 75x40, on an annual net rental basis.

Lease of Fifth Avenue Corner.

M. Morgenthau Jr. Company and Everett M. Seixas Company, Consolidated, leased store in southwest corner of Fifth avenue and Fourteenth street, now occupied by the Louis K. Liggett Company, to M. Ohrback Company, Inc., for ten years from September 1, 1923.

Bronx Transactions.

Alexander Selkin & Maurice Cohen sold for Dr. William Fankhauser a two story frame dwelling at 971 Stebbins avenue.

Giovanni Russo sold to the Olefner Realty Corporation the apartment house 961-967 East Tremont avenue, 55x108.2.

Sandor Mark sold to Celia Jaffe the five story apartment, 1265 Brook avenue, 70x90.

William F. Kurz sold 1001 Morris avenue, one story taxpayer, 25x100, containing two stores, to Charles Hausmann and Bernard Mayer.

Brooklyn Transactions.

Realty Associates sold to the Wolf Housing Corporation ten detached frame bungalows on East Eighty-eighth street between Avenues L and M in the Canarsie section. This purchase by the Wolf Housing Corporation completes the sale by the Realty Associates of thirty-four houses recently completed in this section. Within the past few days the Wolf Housing Corporation has reported the resale of each of the ten bungalows.

Bulkley & Horton Company sold 177 Willoughby avenue, between Hall and Ryerson streets, a three-story frame dwelling, 20x100, for P. J. Glasser.

Henry L. Nielsen leased the store corner of Atlantic and Bedford avenues to the Winterfront Company, Inc.

William E. Harmon & Co. report an active demand for business and home sites in their Kings Club district, formerly the old Gravesend race track, at the Kings Highway station, Brooklyn. Recent buyers include Rose Smith, Harry Kidder, Arnold Whitman, Louis Silberman, Samuel Blum, William A. Butel, John J. O'Brien, Matthew P. McNamara, Irving Smith, Sophie Costa, Bush & Olsner, Ida Diamond, I. S. Schneider, Philip and Benjamin Cameron and Morris F Cragin.

A. Mishkin sold for the Do Ro Building Corporation a new two family and double garage, 37.6x120, at 765 East Seventh street.

J. M. Hoffman Company sold the three story dwelling 1358 President street for S. Sufrin to L. Levine of Manhattan, for immediate occupancy (was held at $15,000); the dwelling 1289 Carroll street for a Mrs. Hutchings to Dr. B. J. Stark of Manhattan, for immediate occupancy; the vacant northeast corner of Sullivan street and Rogers avenue, 100x150, for the Parkland Company, Inc., to the Konres Realty Company for the site of two four-story apartment houses and four two-family houses on the Sullivan street side. The J. M. Hoffman Company has been appointed agent for this property.

Suburban Deals.

Chauncey B. Griffen sold for Mrs. Elizabeth A. Murthey her new home on Nyack avenue, Pelham Heights, consisting of seven rooms and three baths, on large plot, to Mrs. W. E. Aldrich. The property was held at $21,000.

Thomas S. Burke sold for Mrs. E. F. Thorne of Bronxville two lots, 25x111 each, southwest corner of Sawmill River road and Agar street, Yonkers, to H. A. Skinner.

Samuel Marion sold to Henry J. Taylor the first of a series of fifty cottages, now being erected at Forest avenue and Marion street, Verona, N. J.

George E. Brown, director of the Music League of America, has purchased at Malba on the Sound, L. I., from the Malba Estates Corporation through Champ & Dasey, sales directors, a building site on North Drive, adjoining the residence of Ralph White and extending to the golf course, on which he will erect an all the year home.

F. M. Crawley & Bros. sold for Ellis P. Earle two tracts of land on the west side of Highland avenue, near Edgewood terrace, Montclair, to Martin T. Flanagan, Inc. The plots have a frontage of 400 feet on Highland avenue and are 300 feet in depth. The purchaser contemplates the erection of four residences. The holding price was about $35,000.

Feist & Feist sold for Mrs. Louise S. Holzhauer 730-40 High street, southeast corner of Spruce street, 214x260. The southerly end, 50x260, was purchased by the Newark Maternity Hospital, which immediately adjoins. It will be developed with a three story building containing about 100 rooms. The same brokers sold for Hamil & Moriarty 73-75 Goodwin avenue, a new two family dwelling 60x125 feet, to A. Satz, who will occupy.

Louis Schlesinger, Inc., sold in the Forest Hill section for the First National Bank of West Orange, the plot at 734-736 Mount Prospect avenue, to Isaac B. Miller, who will develop it; also 88-92 Pleasant avenue, a dwelling, 75x100, for Mrs. Ruth J. Galey to Jane M. Kutscher, the tenant.

Mercantile Renting.

A. A. Hageman leased to Freitag Brothers, store 73 West Thirty-sixth street; to Mercier & Reisinger, store 61 West Thirty-sixth street; to Alexander & Salamis, floor in 103 West Thirty-eighth street; to H. Brand, loft in 36 West Thirty-sixth street.

Pease & Elliman have leased a floor in 11 West Twenty-eighth street to A. M. Gold.

Residential Rentals.

Ella P. Van Pelt and others leased to Robert H. Fowler for twenty-one years from next October, with the privilege of a similar renewal, the three story dwelling at 151 East Sixty-second street, 15x93, for a net annual rental of from $2,300 to $2,700. The renewal will be on a 6 per cent. reappraisal basis.

Douglas L. Elliman & Co. leased the following furnished apartments: In 470 Park avenue, to Mrs. Vincent B. Thomas; in 969 Park avenue, to Frances P. Korth; in 145 East Fifty-second street, to Dorothy Chanler; in 60 West Fifty-third street, to Mrs. B. Mack; in 42 East Seventy-eighth street, to Joseph J. Keon.

John J. and Theodore A. Kavanagh leased apartments in 44 East Seventy-second street to Mrs. C. H. Pollok; in 49 East Seventy-eighth street, to Margaret Bothwell and Mrs. Margaret Sanderson; in 48 East Seventy-ninth street, to Mrs. H. Hobbs; in 35 East Eighty-fourth street, to Max Greene; in 145 East Eighty-second street, to Dr. Kenneth R. McAlpin; in 1000 Madison avenue, to Philip K. Houston; in 762 Madison avenue, to Ora Ives, and in 1187 Madison avenue, to Marie Mikova.

Hamilton Iselin & Co. rented furnished apartment in 755 Park avenue to N. C. Wright.

The Houghton Company leased the following unfurnished apartments: In 157 West Seventy-third street to the Rev. Norman A. MacMurray; in 177 West Ninety-third street to Elsa Berg; in 243 West End avenue to Vincent S. Schooler; in 62 West Eighty-ninth street to Albert Vertchamp; in 311 Riverside Drive to the Gotham Club, and in 312 Riverside Drive to O. Glenn Saxon.

Miss C. H. Thomas subleased a suite in the Hotel Blackstone to Robert W. Spofford; also leased furnished apartments as follows: In 13 East Sixty-fifth street to the Rev. C. E. Brugler; in 440 Park avenue to Mrs. C. W. Lewis of Nashville, Tenn.; an apartment in 34 East Fifty-first street for French & French to Harry S. Baltz.

Payson McL. Merrill Company leased apartments in 966 Madison avenue to Mrs. G. V. Thomas, in 140 West Fifty-seventh street to Miss Roberta Lowitt, in 42 Park avenue to T. Arthur Smith, in 51 West Fifty-second street to Arthur Floyd-Jones and in 257 West Eighty-sixth street to Robert M. Kempton.

Goodwin & Goodwin leased the dwelling 131 West 120th street.

Pease & Elliman subleased the dwelling 163 West Seventy-third street and have extended the lease of it to John G. Lavender.

Pease & Elliman leased apartments in 944 Park avenue to R. Dana Skinner, in 116 East Fifty-eighth street to W. H. Bolton, in 105 West Fifty-fifth street to A. L. Bendit, in 404 Riverside Drive to Alain C. White, in 129 West Seventy-eighth street to C. W. Zaring, in 350 West Eighty-eighth street to Mrs. I. M. Carter.

PERSONAL AND IMPERSONAL.

Julien & Sterling is the buyer of 174 East 106th street.

Edmund J. Port, formerly with Worthington Whitehouse, Inc., has taken charge of the management department of Roberta F. Castleman, Inc.

Purchasers of properties sold recently are: Louise Kissling of 888 Eighth avenue, Harris Krakower of 54 East Ninety-eighth street, Wilhelmina Hanitzsch of 1598 Avenue A, Anna L. Dennis of 224 West 127th street and John Simak of 514 Greenwich street.

The Title Guarantee and Trust Company has placed a building loan of $135,000 on the southwest corner of Boston road and 167th street, 107x99, and it is to be improved with a five story apartment house. Lawrence, Blake & Jewell negotiated the transaction.

The Columbia University Club, Inc., lessees of 4 to 14 West Forty-third street, have contracted to alter that building, according to Brown's Letters, Inc., Construction Reports. The building is owned by Elbridge T. Gerry, and plans for the alteration were prepared by Keeler & Fernald. The contract for the alteration work has been awarded to the Northeastern Construction Company.

Leggatt & Howe, Inc., have placed the following loans: $350,000 at 6 per cent. for five years on the new twelve story office building being erected at 186 Joralemon street, Brooklyn; $120,000 at 6 per cent. for five years on 952 and 954 St. Mark's avenue, Brooklyn; $150,000 at 6 per cent. for five years on 435 Convent avenue, Manhattan; $150,000 at 6 per cent. for five years on 227 Park avenue, East Orange; $45,000 at 5½ per cent. for five years on 147 East Twenty-fourth street; $35,000 at 5½ per cent. for five years on 306 West 1[illegible]th street; $50,000 at 6 per cent. for five years on 888 to 892 Union avenue, Bronx.

Bids for several new buildings of the Brooklyn State Hospital, Creedmore, L. I., have been opened by the State architect, according to Brown's Letters, Inc., Construction Reports. The work consists of constructing a kitchen and dining room, buildings for chronic patients and tunnel work in connection with them. The lowest estimate for the general construction was submitted by James Stewart & Co., their bid totaling $1,658,500. The second lowest estimate was submitted by Post & McCord, their bid amounting to $1,754,000. Plans and specifications were prepared by the State architect, Lewis F. Pilcher.

PLAN $100,000 BRONX FLAT.

Plans have been filed for a five story apartment house, 50x112, at the southwest corner of 165th street and Clay avenue for the Clko Building Corporation. J. M. Felson, architect, estimates the cost at $100,000.

PLANS HARLEM BUILDING.

Real Estate Management Company have sold for the Fitz Roy Realty Corporation the lot, 25x99x11, south side of 145th street, 165 feet west of Seventh avenue, to I. Steinberg, 248 West 145th street, who intend erecting a building on it.

SHIPPING NEWS CONTINUED

Continued From Preceding Page.

McNally and Rita McNally; Covington, Norfolk, towing barges Northern Nos 14, 31 and 25; Nottingham, Portsmouth; Samuel C Hart, Guttenburg, towing barge Dorothy; Mars, Philadelphia, towing barges Manor and Horace A Allyn; D J McAllister, Searsport.

Sailed 5th, str Hog Island, Piraeus and Salonica via New York; tugs Mary C McNally, Lynn, towing barge Rita McNally; Savage, New York, towing barges Nos 5, 19 and 20; D J McAllister, do, towing barges Eastern, Hauto and Hahn; Honeybrook, do, towing barges Wilkesbarre and L & W B C C Nos 7 and 8.

BALTIMORE, Md, Nov 5—Arrived, strs Imatra (Fin), New York; Clan Mactaggart (Br), do; Kershaw, Providence; Juniata, Jacksonville.

Sailed 5th, strs Baron Lovat (Br), Genoa; Wyncote (Br), Liverpool; Thomas Krag (Nor), Fort Arthur.

BRUNSWICK, Ga, Nov 4—Arrived, str Commack, Philadelphia.

Arrived 5th, strs J W Van Dyke, Texas City; Argalia (Br), Tampa.

Sailed 4th, str Lake Gilboa, New York.

CHARLESTON, SC, Nov 5—Arrived, str Mohawk, Jacksonville (and proceeded for New York); schr Frank A Morey, New York.

Sailed 5th, str Lake Agomac, Georgetown and Baltimore (not previously).

GALVESTON, Tex, Nov 5—Arrived, strs Victrolite (Br), Halifax; Eastern Glade, Port Arthur; Farnworth (Br), Bremen; Antares (Ger), Boston.

Sailed 5th, str Mexican Lady (Br), Mexican ports.

JACKSONVILLE, Fla, Nov 5—Arrived, strs Arapahoe, New York; Merrimack, Philadelphia (and sailed on return).

MAHUKONA, Nov 4—Arrived, str Montebello, Honolulu.

NEW ORLEANS, La, Nov 4—Arrived, strs Cadiz (Sp), Galveston; Capitaine Damiane (Fr), Rouen; Columbia, Puerto Padre; Guilquen, Tampico; Lampas (Br), do; Mariana, Moss Point, Miss.

Arrived 5th, strs Dannedalke, Tampico; City of Freeport, Cienfuegos; Ernst Hugo Stinnes II (Ger), Galveston; Svartfond (Nor), Mexico.

Arrived at Port Eads 5th, str Atlantehavet (Dan), New York (diverted to Port Arthur).

Sailed from Port Eads Nov 4, strs Aquarius, Hamburg; Borglum (Dan), Valparaiso; Chaco (Nor), Kingston; Comayagua (Hond), Port Cortez; Dictator (Br), Liverpool; Evanger (Nor), Genoa; Mexicano, Port Lobos; Rio, Cienfuegos; Ripon, Antilla; Sirio (Ital), Genoa.

Sailed from Port Eads 5th, strs Anna (Nor), Havana; America (Nor), Gothenburg; Atenas, Bocas del Toro; Chalmette, Havana; Copan (Hond), Puerto Castilla; Coppename, Port Barrios; Daghestan (Br), Bordeaux; El Capitan, New York; El Lago, do; Estrada Palma, do; Hibueras (Hond), Bluefields; Morazan (Hond), Ceiba; Sigvald (Dan), Progreso; Truxillo, Tampico.

NORFOLK, Va, Nov 5—Arrived, strs Chickasaw, Baltimore; Lancastrian (Br), Philadelphia; Normannia (Dan), New York; Corsica, Boston; Karachi Maru (Jap), Seattle; Umzumbi (Br), New York; Wagland (Nor), St John, NB; Virginia Limited, New York for Richmond; Indian Prince (Br), New York; Alvarado (Br), do.

Sailed 5th, strs Herakles (Nor), Philadelphia; Selwyn Eddy, New England; West Haven, Antwerp and Rotterdam; Grande Gaard (Nor), Far East via Portland, Ore.

PORT GAMBLE, Wash, Nov 4—Arrived, str Makena, Astoria.

PORT TOWNSEND, Wash, Nov 4—Sailed, str Nankai Maru (Jap), Japan.

PORTLAND, Ore, Nov 4—Arrived, strs Wilfaro, San Francisco; Deerfield, do; Steel Engineer, do.

Arrived 5th, str West O'Rowa, Yokohama.

Sailed 5th, motor ship Californian, San Francisco.

PORT ARTHUR, Tex, Nov 4—Arrived, str Labette, New York.

Arrived 5th, str Gulftrader, Galveston.

Sailed 4th, strs Shenandoah, Tampico; San Ricardo (Br), Manchester; Texas, Port Lobos; Guifking, Jacksonville.

PENSACOLA, Fla, Nov 5—Arrived, bark Escambia (Ital), Genoa; schr Stranger, Mobile.

Sailed 5th, strs Hagno (Dutch), South America; West Chatala, Barcelona and Valencia via New Orleans and Galveston; Conde Wifredo (Sp), Barcelona and Malaga; schr Ida S Dow, Port St Joe.

MONTREAL, Nov 4—Arrived, strs Canadian Commander (Br), London; Melita (Br), Antwerp; Canadian Aviator (Br), Messina.

Sailed 4th, strs Batsford (Br), London; Bosworth (Br), Glasgow; CleanSils (Greek), Naples; Tunisian (Br), Greenock; Mattawa (Br), West Indies; Mogantic (Br), Liverpool; Andania (Br), London; Bjornstjerne Bjornson (Nor), Gibraltar; Swainby (Br), Rotterdam; Londonier (Belg), do; San Lorenzo (Br), Tampico; Monte Grappa (Ital), Venice.

PHILADELPHIA, Pa, Nov 5—Arrived, navy str Wright, New York; strs Anna (Ital), do; Sunoil, Sabine; Runa (Nor), Jamaica; Rudolf Albrecht (Ger), Rouen; San Patricio (Br), Tampico; H C Folger, Galveston; G A Flagg, Baltimore; Munerie (Br), Matanzas, &c; Tiradentes (Nor), Boston; Gulfstream, Port Arthur.

Sailed 5th, strs Polarine, Port Arthur; Maple, New York; Malgache (Fr), Tangier, Marseilles, &c, via New York; Dania (Dan), Copenhagen via do; Boston City (Br), Bristol, Eng; Elmsport, Rotterdam via New York; Nile, Alexandria, &c, via do; Annaldo VIII (Ital), Genoa via Wilmington, NC.

PORTLAND, Me, Nov 5—Sailed, strs Norfolk, Norfolk; Wabash, Philadelphia; Fukuyo Maru (Jap), Boston.

SAN FRANCISCO, Cal, Nov 4—Arrived, str Gymeric (Br), London.

Arrived 4th, strs Muroran Maru (Jap), New York via Balboa; Ensley City, Manila.

Sailed 4th, str Lyons Maru (Jap), Havana and New York.

Arrived 5th, strs President Taft, Manila, &c, via Yokohama; Dakotan, Boston; Agwistar, Baltimore via San Pedro; Admiral Schley, Victoria.

Sailed 4th, strs City of Durham (Br), Hull, &c; Dinteldyk (Dutch), Antwerp, &c; Nile (Br), Shanghai; Walotapu (Br), Sydney; Mexico (Mex), Mazatlan.

SEATTLE, Wash, Nov 4—Arrived, strs President Jackson, Tacoma; Pennsylvanian, San Francisco; Katrina Luckenbach, Portland; Florence Luckenbach, do.

Sailed 5th, strs Hakata Maru (Jap), Vancouver; Monatires, Coos Bay.

SAN PEDRO, Cal, Nov 3—Sailed, str Sabine Sun, Philadelphia.

Arrived 4th, strs Felix Taussig, Boston; San Lamberto (Br), Manchester; Cepolis (Br), Marseilles.

Sailed 4th, str Eagle, Boston.

SAVANNAH, Ga, Nov 5—Arrived, str Shickshinny, Charleston.

Sailed 5th, str City of Savannah, New York.

TACOMA, Wash, Nov 4—Arrived, str Alabama Maru (Jap), Vancouver.

Arrived 5th, str Lygnern (Sw), Seattle.

Sailed 5th, str Robin Adair, San Francisco.

TAMPA, Fla, Nov 4—Arrived, strs Gaston, Pensacola; Ocmulgee, Mobile; schrs Varuna (Br), Honduras; Priscilla (Br), Abaco; Anna M Hudson, Matanzas.

Sailed 4th, schrs Jennie Wilson (Hond), Honduras; Utilia (Hond), do.

Fire Record

A. M.	Loss.
3:40—202 W. 70th st.; W. E. D. Stokes; vacant building	Unknown
9:25—20 W. 3d st.; H. Goodwin	Slight
P. M.	
2:05—24 W. 117th st.; Nathan Shapiro;	Unknown
2:30—38th st. and 11th av.; shanty;	Unknown
2:35—2344 Amsterdam av.; Lewis Copeman	Unknown
3:10—1525 How av., The Bronx; Edward Greenstein	Slight
4:15—2412 7th av.; Mrs. Warisick	Unknown
5:55—144th st. and North River; car, N. Y. Central Co.	Unknown
5:35—237 av. A, Isidor Iskowitz; unknown	Trifling
6:00—146 West End av., Ethel Ostler;	Slight
6:10—550 Bronx Park South, The Bronx; Simon Shapiro	Slight
8:50—520 West End av.; Mike Schloss;	Unknown
9:45—6 South st.; hotel; Julius Roettger	Unknown

REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN, Real Est. Auction'r 152 Broadway. Cort. 1328.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

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

BUILDING APPEALS TO BE CONSIDERED

Board Will Hear Long List of Applications for Permits Under Zone Law.

At its meeting Tuesday morning in Room 919, Municipal Building, the Board of Appeals will consider the following matters:

Application June 6, 1922, under the building zone resolution of John J. Dunnigan, applicant, on behalf of Charles Flury, owner, to permit in a residence district the conversion of existing private garage into a three car public garage and the erection of an additional one car garage; premises 1900 Wallace avenue, The Bronx.

Application, August 2, 1922, under the building zone resolution, of John J. Dunnigan, applicant, on behalf of Isidore Cuba, owner, to permit, partly in a residence district, the erection of a business building; 740-744 Coster street, The Bronx.

Application, August 16, 1922, under the building zone resolution, of Charles Kreymborg, architect, on behalf of Mount Eden Realty Corporation, owner, to permit, partly in a business district and partly in a residence district, the erection of a business building; premises 18 West Fordham road, The Bronx.

Application, September 7, 1922, under the building zone resolution, of William F. Doyle, applicant, on behalf of Akiko Margolin, owner, to permit in a business district the erection of a garage for more than five motor vehicles; premises 760 Southern Boulevard, The Bronx.

Application, October 14, 1922, under the building zone resolution, of Charles Morris, applicant, on behalf of Metropolitan Fireproof Warehouse Corporation, owner, to permit the erection of a business building extending partly into a residence district; also to permit a portion of the Eighty-third street wall to exceed the height limit set by the zone resolution; premises 168 West Eighty-third street, 471-475 Amsterdam avenue, Manhattan.

At the afternoon session the board will take up the following matters:

Application, November 28, 1921, under the building zone resolution, of William H. Mohrmann, applicant and owner, to permit in a residence district the maintenance of a five car garage; premises 354 Eighty-seventh street, Brooklyn.

Application, July 5, 1922, under the building zone resolution, of Andrew P. Meehan, applicant, on behalf of Elizabeth J. Colgan, owner, for a rehearing of an application previously dismissed for lack of prosecution, to permit in a residence district the maintenance of a garage for two motor vehicles; space to be rented to persons not residing on the premises; 1213 Bushwick avenue, Brooklyn.

Application, June 13, 1922, under the building zone resolution, of Charles M. Spindler, applicant, on behalf of Edward W. Pica, owner, to permit in an unrestricted district the maintenance of a garage for more than five motor vehicles on the same street with a public school; premises 190 Varick street, 54 King street, Manhattan.

Application, April 14, 1922, under the building zone resolution, of John J. Dunnigan, architect, on behalf of Isaac Kersten, owner, to permit in a business district the erection of a garage for more than five cars; premises 2710-2730 Jerome avenue, The Bronx.

Application, July 31, 1922, under the building zone resolution, of James P. Whiskeman, architect, on behalf of Sylvia R. Fromm, owner, to permit in a business district the extension in area to an existing garage; premises, 1002-1005 Morris avenue, The Bronx.

Application, September 5, 1922, under the building zone resolution, of Harold J. Crookes, applicant, on behalf of Herman R. Maier, owner, and Fort George Automobile Club, lessee, to permit in a business district the erection of a three story garage for more than five motor vehicles; premises 4432-4438 Broadway, Manhattan.

Application, February 11, 1922, under the building zone resolution, of Russell Fraser, applicant, and Rose Bowden, executrix, owner, to permit in a residence district the maintenance of a garage for one commercial car; premises 115 Lexington avenue, Maspeth, Queens.

Application, October 24, 1921, under the building zone resolution, of Paul G. Mack, applicant and owner, to permit in a residence district the maintenance of five individual garages; premises 111-113 Grove street, Brooklyn.

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Business Building Management
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SUBURBAN REAL ESTATE.

New Jersey—Sale or Let.

REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN, Real Est. Auction'r 152 Broadway. Cort. 1328.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

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22 Minutes from 42nd St. Subway Station

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Double Window 13'6"x60 Ceiling 12'6"

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LOFT, 545 W. 22ND ST.

Manufacturing, 75x45. All light. Low rent.

LOUIS SCHRAG, 142 W. 23D ST.

OFFICES, 147 WEST 23D ST.

Elevator and heat, $20 to $45. LOUIS SCHRAG, 142 W. 23D ST.

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

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APARTMENTS—To Let.

Unfurnished.

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

110 West 55th St.—New 9 story building; 3 and 4 rooms, with kitchens.

Unfurnished.

Above 59th St.—5th Av. to East River.

New Building

4 East 88th St.

At Fifth Avenue

4-5-6-7 Rooms

1 TO 3 BATHS

$2,400 to $4,500

ALMAB CORP., Owner

8 E. 41st St. Tel. Vanderbilt 6962.

Pease & Elliman, 340 Madison Av., Renting Agents, or your own broker.

Unfurnished.

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

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, $5500-$6500.

Owner Management

HIGH CLASS ELEVATOR APARTMENTS

Manhattan Ave. and 122d St.

3, 4, 5 & 6 Rooms

KITCHEN AND KITCHENETTES. RENTS $70 TO $125. APPLY ON PREMISES.

New Bldg. Immediate Possession.

114 West 70th St. near Broadway

Only Two Apartments Left.

5 Rooms and 2 Baths.

Apply on Premises or Slawson & Hobbs, Agents, 162 WEST 72D ST.

CITY REAL ESTATE.

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

FOUR story, basement, 50x100, occupied by garage; will divide; immediate possession. 512 W. 53d. Circle 7640.

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

BARGAIN!—Less than assessed valuation, plot 75x103, overlooking river and Riverside Drive; brick house, concrete garage, sun parlor; all improvements; immediate action; brokers protected. J. SPRINGER, 2531 Broadway.

BROADWAY corner, about 12 lots, three good frontages; price $65,000. LEON S. ALTMAYER, Sole Agent, 62 East 86th.

Manhattan—Miscellaneous.

$16,000 invested nets 40%. GEO. ROYALL, 208 West 137th. Audubon 5204.

APARTMENTS—Sale or Let.

CITY REAL ESTATE.

Manhattan—Miscellaneous.

AMSTERDAM AVENUE.

Five story, adjoining corner; $1,500 cash needed; possession of store, if desired. SLAWSON & HOBBS, 162 W. 72D ST.

FURNISHED rooming house and property; income $4,800; all improvements; price $17,000; $5,000 cash required. SHEERAN, 155 West 123d st.

Bronx—Sale or Let.

EAST 138TH—Business section, six story, new law, excellent condition, all improvements; rents $11,400; bargain $62,000. HARLEM REALTY, 178 E. 118th. Harlem 8909.

IMPROVED corner plot, about four lots, ready to build; near Concourse; will sell cheap; waiting for an offer. META INVESTING CO., 205 East 163d st. Phone Melrose 6732.

1, 2 FAMILY brick, tax exempt, all modern improvements; Gun Hill rd. station, Boston & Westchester Railroad. 3350 Eastchester Road. Tel. Olinville 3199 for particulars.

Brooklyn—Sale or Let.

FLATBUSH—23 family apartment house facing Prospect Park, near Brighton subway station; price $115,000; others from $70,000 to $300,000. WESTWOOD REALTY COMPANY, 685 Flatbush av; closed Sunday

Queens—Sale or Let.

ELMHURST—High class 10 room house, every modern improvement, sun porches, 2 car garage; plot 100x100; reasonable terms arranged, investigate. BRENNAN & O'HARA, 25th st. subway station, Elmhurst.

RICHMOND HILL, 125th, 439—One family, 5 room, comfortably furnished house for rent from November 15 to April 15. Richmond Hill 5879.

$6,150 BUYS beautiful $7,500 house, large plot; tax exempt; near station; artistic decorations; electricity; driveway; $950 cash, balance $25 monthly. Principal, McNEECE, 30 Union Hall st., Jamaica. Phone Jamaica 4245.

SUBURBAN REAL ESTATE.

Long Island—Sale or Let.

ROCKVILLE CENTRE—8 rooms, 2 tiled baths, asbestos shingle roof; $14,500. E. W. HENINGS, INC., 243 Merrick road.

Westchester—Sale or Let.

BRYN MAWR PARK—8 room house, all improvements; 40 minutes to Grand Central; will sell at sacrifice, $8,000. C. A. IRWIN, 76 Briggs av. Phone 115 W.

FINE one family house on plot 100 by 100; all improvements; garage; conveniently located; bargain. Further particulars 142 24 av., North Pelham, N. Y.

RYE, N. Y.

For Rent—We have some very attractive houses, 4 to 8 rooms, and 1 and 2 baths, porches, fireplaces, garages and all modern conveniences, within easy commuting distance of New York, $125 to $150 per month. H. Leland Magill, corner Milton road and Oakland st. Tel. Rye 458.

WANT A HOME?

$750 cash payment, balance monthly like rent, will buy 4, 5, 6 room house on easy terms on our property; also choice improved building lots in fine location on easy terms. W. S. Construction Co., 152 Nassau st., New York city.

APARTMENTS—To Let.

Furnished.

From Battery to 14th St., Inclusive.

12TH ST., 66 WEST.

An ideal apartment, beautifully furnished, entire floor, remodeled; private house; also large room; near 5th av. Telephone Watkins 8588.

Furnished.

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

22D ST., 256 W.—2, 3, 4 large rooms, kitchen and bath; very well furnished; best proposition downtown.

53D ST., 145 E.—Furnished, 6 rooms and bath, sunny, 4th floor; elevators, piano, Victrola, linen, silver; November to June; rent $300 a month. Telephone Plaza 9041. PEASE & ELLIMAN, 340 Madison av.

57TH ST., 157 WEST—11th floor, 3 rooms, living room, bedroom, two beds, bath, three closets, kitchen; all outside rooms; elevator silverware and linen; one year; rent $300 per month. LUNING. Tel. 3841 Circle.

Furnished.

Above 59th St.—5th Av. to East River.

IN best residential section of 5th av., 7 beautiful, large, light rooms, newly decorated, handsomely furnished; reference required. Apply MR. COYNE, 57 W. 58th st. Plaza 2450.

Furnished.

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

BROADWAY (74th)—Going Europe, selling charming modern 6 rooms, bath; reasonable, buy quickly, consider renting. Particulars Columbus 3306.

LIST your furnished apartments; great demand; select clientele. CHASE, 2067 B'way.

WEST END AV., 255.—Attractively furnished, newly decorated four room apartment including real kitchen; river view; high class elevator apartment; lease; seen 10-6. FINCK.

67TH, 19 WEST—1-3 rooms, bath, beautifully furnished