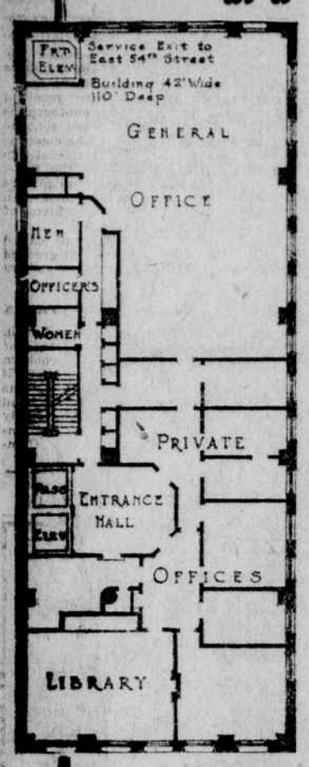
TO LET FOR BUSINESS.

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

Fifth Ave. office space at a very low rental



THIS, the entire eleventh floor at 681 5th Ave., bet. 53d and 54th St., will be available for occupancy on January 15th, 1923. The floor has 32 windows, uninterrupted light on four sides and ceilings 12.6 feet in the clear. It is fully equipped, and the existing partitions are included without additional cost. There are two passenger elevators, and a separate freight elevator the approach to which is from 54th St.

The net, usable floor area is approximately 4,000 sq. ft., and the rental is $12,000 per annum for a long or short term of years.

The premises are will suited to the needs of any representative business organization requiring 5th Ave. space in a high-class, modern building. *Apply to*

WEBB AND KNAPP

681 5th Ave. Plaza 0616

Or your own Broker

Executive Offices and Show Rooms

Modern 20 Story Office and Loft Building

15-19 East 26th Street

Running Through to

10-14 East 27th Street

Facing Madison Square Park

Entire 16th and 17th floors being made into choice office space, available Feb. 1st, 1923. Early applicants can have offices designed to their own requirements.

EXCEPTIONALLY DESIRABLE SPACE
LIGHT MANUFACTURING
ONE ENTIRE FLOOR
ABOUT 16,800 Sq. Ft.
IMMEDIATE POSSESSION
ALSO
11-12-13th FLOORS
With 16,800 Sq. Ft. Per Floor
POSSESSION FEBRUARY 1ST

100% Sprinklered — Moderate Rent
Attractive Proposition to Desirable Tenant
Apply Mr REETEN LENOX 9000

PASSAVANT BUILDING

440 4th Ave. at 30th Street

Small offices, 1,450 sq ft. up

Entire 11th Floor, 9,300 sq. ft., 31 windows

Excellent light and air

Low Rentals — Brokers Protected

Possession Feb. 1st, 1923

ALBERT B. ASHFORTH, Inc.

12 East 44th Street — Murray Hill 1100

SUBURBAN REAL ESTATE.

New Jersey—Sale or Let.

THE BEST IN LAKEWOOD

ESTATES FARMS COUNTRY HOMES — HOTELS COTTAGES PLOTS AND ACREAGE

SMOCK AGENCY Inc.
124 2nd ST. LAKEWOOD, N. J.

MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT
F. M. CRAWLEY & BROS.
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Send for Illustrated Booklet
AMBROSE POWELL, Summit, N. J.

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J. J. SCHWARTZ Plainfield Properties, 240 West Front st. Ph. 2633

For properties consult any member Board of Realtors, Oranges and Maplewood.

TO LET FOR BUSINESS.

From Battery to 14th St. (Inclusive).

LOFTS TO LEASE

At Nos. 31 and 33 East 10th St., near Broadway. 44x90 ft., unusually high ceilings. Passenger and freight elevators. Possession now and February 1st. Rents $3000 to $3500 per loft. 4000 to 24,000 square feet. Owner WM. D. KILPATRICK, 149 Broadway.

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

—Light Lofts— and Show Rooms

122 Fifth Ave.

17TH AND 18TH STS.

561 Sq. Ft.	$1,200
1,100 Sq. Ft.	1,800
1,623 Sq. Ft.	2,300
2,903 Sq. Ft.	4,800

And various other spaces. Possession now or February 1st. Fireproof, 100% sprinklers; manufacturing allowed. Our representative is on the premises.

E. SHARUM CO.
156 Broadway. Tel. Cortlandt 7262.

251 W. 19th St.

7,500 SQUARE FEET

Fifth loft. Possession immediate. 100 per cent. sprinkler. Apply Superintendent; or REVEL REALTY & SECURITIES CO., 36 West 44th St. Murray Hill 1191.

TO LET FOR BUSINESS.

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

OFFICES and SHOWROOMS
TWO ENTIRE FLOORS

10,140 square feet each. Will divide or rent separately. Additional smaller units.

WURLITZER BUILDING
120 West 42nd Street.
Near Broadway.

Space equipped with floor coverings, partitions, and modern electric fixtures. Transportation facilities—all subways, Sixth Avenue Elevated, Sixth Avenue, Seventh Avenue and 42nd Street Surface Lines.

RENTAL UNUSUALLY REASONABLE

Apply
General Motors Corporation,
7th Floor Room 701 — 120 West 42d St. Bryant 2906
or
Your Own Broker.

Lofts Offices And Basement

100-5th Ave. Northwest Cor. 15th St.

BASEMENT 72 x 165
Possession Feb. 1, 1923.

LOFTS

5,000, 8,500 and 9,150 Sq. Ft.
Will Divide the Largest Floor
Offices 260 to 2,400 Sq. Ft.
Immediate Possession.
MODERN HIGH CLASS BUILDING
APPLY ON PREMISES TO
Edgar A. Levy Leasing Co., Inc.
100 FIFTH AVENUE
Watkins 6827
BROKERS PROTECTED

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

OFFICES FOR
DOCTORS AND DENTISTS
CLUNY PROFESSIONAL BUILDING
133 West 72nd St.
SEE SUPERINTENDENT.

Miscellaneous.

BULAND & BENJAMIN, REAL ESTATE, 14 East 48th St. Vanderbilt 8363. BUILDINGS, STORES, LOFTS

A Situation Wanted advertisement in THE NEW YORK HERALD *is an introduction to the better class of employers.—Adv.*

APARTMENTS—Sale or Let.

APARTMENTS—Sale or Let.

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

Why not live at the
HOTEL GREGORIAN
35th St., Near 5th Av.
Patronized by discriminating, refined people, demanding good service at low prices. Apartments, $90. Large suites, $200 per month.

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

Knickerbocker CHAMBERS
66 West 53rd St.
2 Room Elevator Apartments
A Physician's Apartment
Suitable for Doctor or Dentist
ALL MODERN IMPROVEMENTS
RESTAURANT ON PREMISES
Service to Rooms
Maid Service if Desired
Rents $840 to $1,400

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

Non-Housekeeping Suites of
3 ROOMS
Overlooking Central Park.
ELDORADO
Central Park West, Cor. 91st St.
AN APARTMENT HOTEL with Roof Garden Restaurant
An unusual desirable residential location. Maid and Porter service included in rent. Relief from help troubles here affording all conveniences of a private home with unexcelled service.
Exceptionally Attractive Prices.
SHARP & CO.
B'way at 92d St. Tel. 3350 River.

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

Ideal Apartments
STERLING TOWERS 875 WEST 181ST ST., NORTH COR. RIVERSIDE DRIVE.
AN EXCEPTIONAL OFFERING.
A rearranged 6 room corner suite, with southern exposure, is now a delightful 5 room apartment, with living room 21x32, at a very moderate rental.
POSSESSION JANUARY 1ST.
Also an exceptional 4 room apartment, abundant closet space.
Apply Supt. on premises, or KEMPE & CO., 67 W. 90TH ST.

4 ROOMS
THE DUNCRAGGEN 867 WEST 181ST ST. ADJACENT RIVERSIDE DRIVE.
A charming suite, exceptionally well arranged, with southern exposure, commanding unexcelled view of Hudson and Palisades; moderate rent; only vacancy available in this exceptional elevator building.
Apply Supt. on premises, or KEMPE & CO., 67 W. 90TH ST.

CITY REAL ESTATE.

DOUGLAS L. ELLIMAN & CO., 15 East 49th St. Plaza 9200.
MANAGEMENT A SPECIALTY
RYAN & CO., 142 West 125th.

From Battery to 14th St. (Inclusive).

GREENWICH VILLAGE PLOT, vicinity of Greenwich and West 12th Sts.—Plot 72x83; suitable for garage, stable, factory, storage, &c.; cheap at $36,000; a speculative price; immediate possession. Owner, WILLIAM D. KILPATRICK, 149 Broadway.

PLOT 55x80 on Washington st., near Desbrosses st.; can be bought right; suitable terms. DERSCHUCH & CO., 26 Cortlandt st.

VACANT house, lot 20x95, near Sheridan sq.; price $17,000; terms arranged. DUROSS, 155 West 14th st.

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

CHANCE TO SECURE
21 year lease, with renewals, on 42d st., east of Times square; 5 story, 25x100. DERSCHUCH & CO., 26 Cortlandt st., Exclusive Agents.

WEST 34TH ST.
Plot 41x74:
Two private houses; price reasonable. FILSOM BROS., INC., 127 E. 34th St.

10 DWELLINGS
on West 45th st., between 8th and 9th avs., formerly Astor estate holdings; price $26,000 and up. John P. Peel Co., 362 W. 23d st.

Above 59th St.—5th Av. to East River.

PRIVATE GARAGE,
below 74th St., near Lexington Av.—Three stories, 25x100; chauffeur's apartment; possession; price $46,500. Address OWNER, Box 687 Herald, 280 B'way.

THREE LOTS with old buildings, in Harlem; near Lexington av.; $36,000; bargain. LEON S. ALTMAYER, 62 East 86th.

If It Is Not Advertised, a NEW YORK HERALD "Want Ad" will find it.

CITY REAL ESTATE.

Above 59th St.—5th Av. to East River.

ON LENOX HILL.
Gentleman's residence, 25 ft. wide, excellent condition, side light, modern plumbing, open fireplaces, hardwood floors, white woodwork; immediate possession; can be purchased at bargain. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., 20 East 48th st. Vanderbilt 0031.

THREE LOTS, between Madison and 5th ave.; may be purchased for $55,000. LEON S. ALTMAYER, 62 East 86th.

93TH ST., 118 EAST—To private party only; rent reasonable. Caretaker.

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

LARGE PROFITS.
Vicinity West 110th st.—Apartment house with stores, 2 and 3 room (no elevator); rents, $19,000; price, $125,000; 9 year mortgage.
Vicinity 112th st., Riverside Drive—Elevator apartment house; rents, $39,000; price, $205,000; desirable terms.
Broadway business corner—Apartment house with stores; rents, $48,000; price, $285,000.
Vicinity 163d st., Broadway—77 foot apartment house, 4 and 5 rooms (no elevator); rents, $21,000; price, $120,000.
Also large number of other bargains, large and small; will pay you to send for list.
H. T. WOOD, 220 BROADWAY.

Washington Heights, Above 125th St., West of 8th Av.

WAREHOUSE OR FILM STUDIO.
Builder will construct to suit.
For location and particulars apply to SHAW, ROCKWELL & SANFORD,
Tel. Harlem 8400. 1 W. 125th st.

Bronx—Sale or Let.

BLOCK front on Zerega av., Bronx, 200x230 vacant; can be bought right with terms. DERSCHUCH & CO., 26 Cortlandt st.

DOUGLAS-GITTELL, REAL ESTATE, 6 West Fordham road, Bronx.

FINDLAY AV., 1226 (168th St.)—Two family brick house with garage for two cars; tax exempt; modern improvements; possession January 1. Phone Westchester 3370J.

SACRIFICE—Attractive home, 5 light rooms and bath, all modern improvements; homelike, restful neighborhood; rare opportunity. Write for appointment, JARVIS, 310 E. 240th.

SELL my corner property half cost. OWNER, 15 Park Row, room 261.

Brooklyn—Sale or Let.

CARROLL ST., 1261—

Beautiful brownstone, ultra modern private house, 7 rooms, kitchen and 2 baths; 20x100; 2 family; with 2 car garage; restricted section of Carroll st. Apply Owner, on premises, or Phone Lafayette 9854.

PROSPECT PARK WEST, 4 story white stone apartment, Woodruff avenue, 16 family up to date apartment, will sell both properties for less than assessed values; a private house, Park Slope, free and clear, further particulars. See SCHUMACHER, 16 Court st.

Queens—Sale or Let.

BUILDERS.
An opportunity to purchase about 75 lots fronting on 4 avenues adjoining railroad station; excellent transit facilities; 2 blocks to trolley; water and electric light through property; finest location possible; price and terms reasonable. W. A. GROSS, College av., Springfield Gardens, L. I.

GLENDALE Studio Building, including three acres, with 225 feet frontage on Myrtle av., Glendale, L. I.; rental $18,000; attractive price and terms, with possession. DERSCHUCH & CO., 26 Cortlandt st., N. Y.

SUBURBAN REAL ESTATE.

Long Island—Sale or Let.

HOMES at low prices; easy terms; let us know your wants; picture folder sent. HYDE & BAXTER, Port Washington, L. I.

Westchester—Sale or Let.

BEFORE YOU BUY, read our booklet, "Suburban Westchester." It gives distances, commuting rates, population and descriptions of each town within the forty minutes zone. Send postage, four cents. PRINCE & RIPLEY, 242 Madison av., New York city.

BUY your building LOT in PELHAMWOOD before it is too late; only a few left; $850 to $1,600. JOS LAMBDEN & SON, INC., 26 Lawton st. Phone 302 New Rochelle, N. Y.

COLONIAL 7 room house; bargain; $18,000. SULLIVAN, 20 North av., New Rochelle.

NEW ROCHELLE—Large plot in Rochelle Heights; pretty home, 7 rooms; tiled bath, gas, electricity, hot water heat; garage; price $15,000. O'CONNOR REAL ESTATE AGENCY, 249 and 251 Huguenot st. Phone 394 New Rochelle, N. Y.

SEE our list of furnished rentals at after season prices in Pelham, New Rochelle, Larchmont and Rye. DRUMMOND, 17 East 42d st. Tel. Murray Hill 7323.

Connecticut—Sale or Let.

AT RIDGEFIELD, CONN. THADDEUS CRANE, Real Estate, Tel. 1.

BELL & PIERSON, Real Estate, 54 Atlantic st., Stamford. Phone 913.

FRANK T. SLAVIN, Realtor, Kresge Bldg., Stamford, Conn. Phone 1685.

New Jersey—Sale or Let.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

MONMOUTH CO. HOME.

Fine house, 12 rooms, steam heat, improvements, very desirable, 23 acres, plenty fruit, suitable for poultry raising; handy to State road and railroad station; one hour from New York; good train service; $12,000; terms. T. J. STEPHENSON, owner, 23 Elm place, Red Bank, N. J.

PROPERTY for sale in business section of Red Bank, N. J.; lot is 60 ft. wide on street and extends 230 ft. to Shrewsbury River (riparian rights). For particulars address

OWNER, 14 Elm place.

RAMSEY—Five room furnished cottages, piano, garage, automobile, 1½ acres; sacrifice $4,850; photographs. HOVER, 212 B'way, New York.

REAL ESTATE—Other States.

Virginia—Sale or Let.

FOR REAL ESTATE at or in territory near VIRGINIA HOT SPRINGS, see or write McALLISTER, Bank Building, Hot Springs, Va.

HOMESEEKERS—Send for Virginia Farm list; best climate. Dept. H, Emporia, Va.

REAL ESTATE—Other States.

Florida—Sale or Let.

IF going to Florida write to CAUSEWAY REALTY CORPORATION, Miami, Florida, for information.

LIVE IN THE LAND OF SUNSHINE. Ask for folder describing GOLDEN RING GROVES, Tampa's commercial groves, 4½ miles from Courthouse. GOLDEN RING GROVES, 316 Madison st., Hillsboro Hotel Bldg., Tampa, Fla.

"SEE Me First" for real estate, acreage, lots, homes, groves, exchanges, investments. W. J. WARRINGTON, Realtor, P. O. box 151, St. Petersburg, Fla. (West Coast). Write for plat, how to get a free trip to Florida.

WONDERWOOD BY THE SEA.
Four furnished bungalows, $150 to $1,000 season, bathing, fishing, yacht landings, quail shooting, riding, tennis; ocean beach highway 40 miles long; booklet on request. I. P. STARK, East Mayport, Fla.

REAL ESTATE TO EXCHANGE.

BRONX LOTS TO EXCHANGE.
River Av. at 167th St. Subway Station.—Plot 100x105 (rock); free and clear; assessed at $12,000; will exchange for tenement. Owner, WILLIAM D. KILPATRICK, 149 Broadway.

EXCHANGING all classes of realty a specialty. Call or write. AMOS S. LAMPHEAR, 149 Broadway, Manhattan.

FOR EXCHANGE—Two new apartment houses, Brooklyn, equity $200,000, well financed and rented, for nearby out of town property. AMOS LAMPHEAR, 149 Broadway, Manhattan.

WANTED—Apartment or business building, Manhattan, in exchange for Brooklyn one tenant garage; equity $70,000; will add $50,000 in cash; subject first mortgage only. AMOS LAMPHEAR, 149 B'way, Manhattan.

REAL ESTATE WANTED.

City Property.

BUYERS and responsible lessees for investment, factory, garage and vacant properties; owners call or mail particulars for results. SISCA & PALLADINO, 215 East 116th.

HAVE buyer for two family dwelling, West Bronx; send full details. DERSCHUCH & CO., 26 Cortlandt st.

LEBERTAN CORP., 174 BROADWAY, BUYS BARGAINS IN REAL ESTATE.

TO LET FOR BUSINESS.

From Battery to 14th St. (Inclusive).

CORNER and stores, Liberty and Washington st., excellent location for better merchandise. 135 LIBERTY ST. CORP., N. Y. C. Telephone Rector 7195.

CEDAR ST., 3—Low rents, small or large space. S. MARION, 291 Broadway.

LIGHT loft, 46 Howard st., near Broadway; electric hoist; cheap. FERST, Canal 1652.

MAIDEN LANE, 35.—Desk room for rent; local telephone service free. Telephone John 3952.

SPACE in garage as repair shop for experienced mechanic on West Side. 645 Broadway. See KLINGER.

STORE, warehouse space, double window. 160 South st.; reasonable rent; heat.

58 DEY ST.—12x40; reasonable; immediate occupancy. Cortlandt 3201.

650 BROADWAY.
Store and basement, 29x130; rent $6,500; Feb. 1. BERGSON CORP., Spring 5012.

APARTMENTS—To Let.

Furnished.
From Battery to 14th St. (Inclusive).

BEAUTIFUL suite, large living and bedroom, bath and kitchenette; completely furnished, electric lights and steam heated; first floor in private house; most convenient neighborhood in New York; $30 per week. Apply 17 Bank st., N. Y.

(4TH) EXCLUSIVE (157TH)
FURNISHED APARTMENTS.
APARTMENT RENTING CO., INC.,
178 West 72d. Columbus 1277.

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

FOUR rooms, kitchenette, bath, elevator apartment; beautifully furnished; $350 monthly; lease; Madison av., near Ritz-Carlton; reference. For appointment phone 2517 Murray Hill.

TRAINED nurse desires to share her apartment with congenial business lady. Bryant 1891.

49TH, 06 W.—Handsomely furnished, sunny, entire 2d floor, large living rom, fireplace, 2 bedrooms, kitchenette, bath; lease to October, 1923, or less. VAN DERBOEF. Bryant 0418.

51ST, 157 EAST (near subway and Ambassador Hotel)—3 rooms, bath and kitchenette; absolutely clean, nicely furnished; immediate occupancy; rent $125. Phone Plaza 0645 or 0644.

55D ST., 37 WEST—Very attractive one room apartment; one with private bathroom, and one with bath adjoining; gentlemen; can be seen from 9 to 7:30.

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

PARK AV., 940 (corner 81st)—7 sunny rooms, elegantly furnished; parlor 15x30; two baths; 4 rooms, 1 bath.

76TH, 36 E.—Handsomely furnished, 7 rooms, 2 baths, all outside rooms, light, sunny. Phone Rhinelander 8782.

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

CENTRAL PARK WEST, 370—Beautifully furnished three room apartment; rent $175; can be seen any time. Apply E. GRAFF.

17TH ST., 158 W.—Whole floor through, 2 large rooms, bath, kitchenette; beautifully furnished; will sell or rent.

81ST, (Columbus av., Hotel Colonial)—Newly decorated, furnished, 1, 2, 3 outside rooms, private bath; elevated, surface cars, subway; $17.50, $25, $40 weekly; full hotel service; restaurant; attractive monthly rentals.

86TH, 204 W.—Beautifully furnished, completely, four sunshiny rooms, kitchen; modern. CREIGHTON.

91ST ST., B'WAY.—Two and 3 rooms, well furnished apartments, elevator, 2465 B'way.

121ST, 537 WEST—Two warm rooms, lady, $8-$7. Morningside 5120, apartment 4.

5-6 AND 7 ROOM APARTMENTS TO RENT, FURNISHED. APPLY TO SLAWSON & HOBBS, 162 WEST 72D ST. TEL. 7240 COL.

Furnished.
Washington Heights, Above 125th St., West of 8th Av.

160TH, 645 (apartment 2E).—Four beautiful rooms, mahogany furniture, glass top; Oriental rugs; $125 monthly. See Supt.

Furnished—Miscellaneous.

We have for rent several attractive furnished apartments in Park av. section for the winter months. Prices reasonable.
HAMILTON, ISELIN & CO.,
10 E. 47th st. Murray Hill 3240.

Furnished—Brooklyn.

BEAUTIFULLY furnished 5 room apartment, built-in shower, closed porch, all improvements, including garage; family of adults only; rent $110 month. 1142 31st, Brooklyn.

VANDERBILT AV., 469—1, 2 or 3 rooms, nicely furnished; electricity and steam; abundance of heat; walking distance from the subway; price $6 to $14 weekly. Prospect 2967.

Unfurnished.
From Battery to 14th St. (Inclusive).

GREENWICH VILLAGE (11th st., 208 W.)—4 room apartment and bath, model house, all improvements; reasonable rent; one family on floor; all light rooms. Spring 5585 or superintendent on premises.

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

3 ROOMS, BATH, KITCHENETTE; 5 rooms, bath, kitchen; immediate possession.
WILLIAM J. ROOME & CO., INC.,
177 Madison av.

30TH ST., 35 EAST.
Nine story fireproof building in the exclusive Murray Hill residential section; four and nine rooms; $2,000 to $3,000.
SHARP & CO., 2489 BROADWAY.

36TH ST., 163 E.—Exclusive Murray Hill duplex and triplex apartment, huge north studio, roof garden, elevator, open fireplaces, 4 rooms, 2 baths, artistic, $5,000; doctor's apartment, 3 rooms, $1,800.

38TH, 219 East.—Parlor floor, in private house.

408, near 5th av.—Large room, 2 bedrooms, bath, meals optional, maid, valet service if desired; $275. Longacre 9187.

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

49TH, 21 W.—Apartment, 2 rooms, bath and kitchenette. Apply Housekeeper.

54TH ST., 15 EAST.
New elevator building; dining room for tenants; five and two room apartments.

56TH ST., 1 East.—Two rooms and bath, also one room and bath; immediate possession; hotel and restaurant, Elysee service. Inspection invited.

58TH, 158 W.—Attractive, light apartment, exposure on three sides, seven large rooms, rental $4,000; high class building. Superintendent, or WARING, 542 Madison av.

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

EARLY 60'S.—4 and 5 room apartments. W. V. CROSS, 20 E. 48th st. Vanderbilt 6031.

MADISON AV. section, two rooms, bath, $75 up. PECK, 660 Madison av.

67TH ST., 139 East—Extremely attractive 6 and 8 room apartments; available for immediate occupancy.
CULVER & CO.
542 Madison av. Tel. Murray Hill 9196.

69TH ST., 145-147 E.—Two rooms and bath; $1,000; service. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., INC., 20 E. 48th st. Vanderbilt 0031.

70TH, 45 E.—Apartment now rented for $200 per month can be subleased until May for $160; consists of entire second floor, enormous rooms and kitchen. Apply DOCTOR, 45 E. 66th st.

72D, 203 East.—Upper floor in private house; heat, gas, electricity, hot water, ample closets, parquet and tiled floor; references required; rent $90.

83D ST., 29 E.—Two rooms, bath; $1,500; elevator service, restaurant. BROWN, WHEELOCK, HARRIS, VOUGHT & CO., INC., 20 E. 48th st. Vanderbilt 0031.

87TH, 526 E.—Five room apartment in private house; all improvements, including light and gas; $65.

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

WEST END AV., 562 (near 87th St.)—Eight rooms and three baths, modern elevator apartment; reasonable rental. See Supt., or DERSCHUCH & CO., 26 Cortlandt st.

7TH AV., 2132.—2 rooms and bath, steam, electric; rent reasonable.

57 WEST 86TH ST.
Two exceptional rooms, $1,100 to $1,300.
SHARP & CO., 2489 BROADWAY.

71ST, 342 W.—Seven, nine unusually spacious rooms, renovated throughout; two master baths, elevator; $160-$225. ERNEST TRIBELHORN.

72D STREET 344 WEST
THE CHATSWORTH.
Five, 6, 7 room apartments; immediate possession; exceptional service featured. Inquire at building.

81ST ST., 265 West—Eight rooms, elevator apartment; reasonable rental. See Supt., or DERSCHUCH & CO., 26 Cortlandt st.

94TH ST., 314 WEST.
Near West End Av.
Seven rooms, $1,800 to $1,900.
SHARP & CO., 2489 BROADWAY.

100TH, 310 West—Complete floors, extra large rooms, all possible improvements, housekeeping and non-housekeeping; also two rooms, kitchenette apartment; reduced rentals; exceptional; lease.

101ST (near Amsterdam av.)—Young man will share modern 6 rooms, partly furnished, hot water apartment with congenial Protestant, couple or small family; willing to redecorate rooms used (furnished or unfurnished); rent extremely low; references exchanged. B 674 Herald, 280 Broadway.

107TH ST., 300 WEST.
Seven large, light rooms, bath; corner elevator apartment.

118TH, 309 W. (cor. Morningside av.)—5-6 rooms, $110-$135; elevator, phone, convenient, steam, hot water guaranteed. COLEMAN.

120TH ST., 423 WEST—High class 3 elevator apartment house, opposite Columbia University; 2, 3, 4 room apartments.

264 RIVERSIDE DRIVE—7 large rooms, 2 baths, cor. apartment. All outside rooms.

230 CENTRAL PARK WEST.
AUDSLEY HALL (COR. 92D ST.),
nine story apartment building in desirable location overlooking Central Park; all rooms extremely large and well planned; apartments of 2, 4, 7 and 9 rooms, $1,200 to $2,800.
SHARP & CO., 2489 BROADWAY.

507-511-517 WEST 112TH ST.
Three nine story fireproof buildings, modern apartments; near Columbia University, 4 rooms, $1,200 to $1,500.
SHARP & CO., 2489 BROADWAY.

628 WEST 114TH ST.
Attractive 7 room apartments in a high class building, whose conveniences are thoroughly modern; $2,000.
SHARP & CO., 2489 BROADWAY.

2612 BROADWAY (AT 98TH ST.)
10 story fireproof building, convenient to all transit lines; apartment of 6 rooms, $1,800.
SHARP & CO., 2489 BROADWAY.

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

ST. NICHOLAS AV., 859 (corner 135th st).—High class elevator building, 8 room corner apartment, 2 baths; immediate possession; $150. Apply Superintendent on premises.

18-20 ST. NICHOLAS PL.—Five rooms, bath, $90. All improvements.

163D ST., 600 West (corner of Broadway).—High class elevator apartment house, three rooms, $12.50, four rooms, $85.

APARTMENTS—To Let.

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

172D ST., 715-725.—High class elevator apartment, 4, 5, 6 rooms; all improvements; immediate possession; concession; near Riverside Drive. Inquire premises.

181ST, 65 W.—8 rooms, 2 family house, steam heat, hot water, private entrance, large yard, $115.

148D ST., 469 WEST—Attractively furnished duplex, immense living room, two bedrooms, bath, kitchenette; immediate possession; $85 per month. AULD.

189TH, 608 West—Five rooms, $80 and $85. All improvements.

218TH ST., 2 blocks west of Broadway—Upper part of 2 family house, 6 rooms and bath, with garage; small, reliable family. See J. E. ROUTH, Jr., on premises.

574 ST. NICHOLAS AV.—Five rooms, $115; three rooms, $75. All improvements; elevator apartment.

Unfurnished—Bronx.

BEAUTIFUL new 1 family, 6 rooms, $100; also 6 rooms in new 2 family; garage; $85. Kingsbridge 1484.

CRESTON AV., 2542—Beautiful 5 large rooms, foyer; opposite St James Park.

GRAND CONCOURSE, 1049 (165th st.)—Elegant 3 and 5 rooms; reasonable rent.

NELSON AV., 1664, near University—4 rooms, all modern improvements. Apply Supt.

Unfurnished—Queens.

AFTER DECEMBER 15, EXCEPTIONAL APARTMENT, SIX ROOMS, TWO BATHS, GARAGE; ALL IMPROVEMENTS; TWO FAMILY HOUSE; SPACIOUS GROUNDS; SEVEN MINUTES WALK FROM GOLF COURSE OR STATION; 21 MINUTES TO NEW YORK. SCHOENING, 5TH ST. AND JACKSON AV., BAYSIDE, LONG ISLAND; PHONE BAYSIDE 2019.

ELMHURST, L. I.
MOST ATTRACTIVE APARTMENT in new Colonial brick house, 6 large, light rooms, shower bath, hot water and heat furnished, exclusive surroundings of a beautiful private dwelling with all modern comforts and conveniences; 5 minutes from subway and Long Island station. Owner, 124 Hampton st., or phone Havermeyer 0461.

Unfurnished—New Jersey.

BEAUTIFUL new 4 room apartment; every conceivable improvement; moderate rents. 3-5 Potter pl., Weehawken, N. J. Inquire Supt. on premises.

APARTMENTS WANTED.

Furnished.

FURNISHED APARTMENTS WANTED. SLAWSON & HOBBS, 162 W. 72D ST.

FURNITURE.

NO INTERRUPTION TO BUSINESS,
OWING TO FIRE,

which partially destroyed our 76th st. warehouse and factory showrooms.

THE FIRE WILL NOT INTERFERE WITH DELIVERIES FROM OUR FACTORY WAREHOUSE
(which is located in a separate building).

Plans are already being made for new factory showrooms. In the meantime we will continue to sell

EVERYTHING FOR THE HOME,
DIRECT FROM FACTORY TO YOU,
AT SAVINGS OF 35% TO 55%.

At our temporary headquarters,
1382 3D AV.,
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The efficient service that characterized our 43 years' success will be continued at our temporary headquarters, which was one of our warehouses, and contains five big lofts full of the latest Bedroom, Living and Dining Room Furniture, and thousands of odd pieces in all woods and finishes, which were ready to be shipped to our factory showrooms now demolished by fire.

Catalogue No. 55 on request.
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1382 3D AV., N. Y. C.
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between 78th and 79th sts.

FURNISHED ROOMS TO LET.

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ALLERTON HOUSE FOR MEN.
The rates in the newest of the Allerton group, a 17 story fireproof building, just completed, containing apartments, club conveniences, are from $9.50 to $18.50 per week for permanent residents only. 143 East 39th st., 45 East 56th st.

LEXINGTON AV., 24.—Large, light, newly furnished one or two rooms; electricity.

57TH East—Unusually attractive room; exclusive house; gentlemen; references required. Plaza 9256.

57TH, 327 E.—Beautiful rooms; $7; all conveniences; good location; gentlemen only.

90TH, 63 East.—Large back parlor, private bath, electricity; 2-3 business men or women; also small room.

West Side.

BROADWAY, 3810—Beautiful room, private family; $10; elevator. Wadsworth 7810 (apt. 44).

HOTEL NOMIS.
650 W. 125th st.—Weekly, $7; with private bath, $12. Phone 0640 Morningside.

ONE or two large, sunny rooms; private bath; for one or two gentlemen; near subway; reasonable. Wadsworth 1406.

RIVERSIDE DRIVE, 83.—Gorgeously furnished rooms, water, private baths, kitchenettes; $10-$30.

RIVERSIDE DRIVE, 230, apt. 23.—Large room, overlooking Hudson; twin beds; conveniences.

WEST END AV., 873—Very desirable, large sunny room; open fireplace; parquet floors, kitchenette; $60, unfurnished; $65, furnished.

35TH, 229 W., Apt. 25—Bedroom, sitting room for married couple or single; use of kitchen and dining room; very clean; improvements; electricity, elevator.

47TH ST., 106 WEST (RALEIGH HALL).
A RESIDENCE FOR MEN
Attractively furnished rooms with or without private bath or shower, club advantages and accommodations with hotel service.
RATES FROM $10 WEEKLY.

69TH ST., 117 WEST—Attractive room, bath, telephone, kitchenette privilege; suitable for nurses; $10. Phone Columbus 9227.

65TH, 158 W. (near Broadway)—Best value rooms in New York, telephones, kitchenettes, maid service. THE SUBOREL.

70TH, 65 W.—Attractive front bedroom, $10; steam, elevator. SHIRLEY.

71ST, 75 West—Large, warm room, two gentlemen; electricity, phone; $12. MORRIS.

77TH, 238 West, near Drive.—Beautiful furnished rooms; all conveniences; maid service.

80TH, 155 W.—Really different; large, luxuriously furnished; 1, 2 rooms, baths.

81ST, Columbus av. (Hotel Colonial)—Single rooms; when only running water, telephone; complete hotel service; $8-10 weekly.

82D ST., 15 WEST.
Fine large room, every convenience; reasonable.

85TH, 74 West, apt. 3—Attractive front parlor, adjoining bedroom; conveniences. Schuyler 6683.

87TH, 66 West—Attractive large room, exclusive house; gentlemen or business couple; also single room. Phone Schuyler 9215.

87TH and West End Av.—Will rent large front room, adjoining bath; beautifully furnished, high class apartment; quiet, refined, private home; $75 month. For appointment telephone, mornings or evenings, Schuyler 4073.

89TH, 365 West—Large and single rooms; all conveniences; $5-$14; also unfurnished parlors; private bath. Riverside 2923.

91ST ST. (2465 Broadway)—Well furnished rooms, elevator, subway; immediate possession.

96TH, West—Extra large, beautifully furnished; 1-2 business women; homelike atmosphere; exclusive elevator apartment; reasonable. Riverside 1045.

98TH ST., 243 West—Beautifully furnished rooms; gentlemen only. Apt. 3B.

101ST, 845 (West End)—Comfortable room; meals optional. 5185 River. COMPTON.

102D, WEST—Large, sunny room, running water, electricity, bath, shower; private family; subway, 100d, Broadway; gentleman. Riverside 5010.

104TH 79 W.—Furnished room; house; large, small; reasonable phone.

111TH, 500 W.—Large, light rooms, adjoining bath, elevator, private; $10. MATTHEWSON.

FURNISHED ROOMS TO LET.

West Side.

116TH—Beautiful front room, facing park, suitable 2; conveniences. Cathedral 9614 (apt. 3).

118TH, 423 West, apt. 53—Attractive outside double; gentlemen; elevator. Morningside 6871.

123D, 530 West—Two light, clean rooms, $8; gentlemen; private. Morningside 5661.

143D, 617 W. (Apt. 18).—Well heated, beautifully furnished, kitchen privileges, couple.

165D, 561 W. (apt. 4C)—Exceptional opportunity; attractive double room. Wadsworth 5070.

171ST, 517 W.—Homelike place, private family, adjoining bath. Wadsworth 6782. ZIMMERMAN.

172D, 601 W.—Beautiful room, two girls; elevator; small family; conveniences; $23 month for two. Apt. 6D.

184TH, 514 W. (apt. 26)—Beautiful room, private; couple; $10. Wadsworth 9110.

Bronx.

178TH ST., 245 E.—Beautiful room; $8; conveniences; private house; gentlemen. Fordham 6081.

FURNISHED ROOMS WANTED.

WANTED—One large and one single room with bath, southern exposure, between 70th and 90th sts., including Park av. and Riverside Drive. Address R. L., French Y. M. C. A., 109 West 54th st.

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