REAL ESTATE BOARD OF BROKERS
OF THE CITY OF NEW YORK.
NO. 111 BROADWAY.

WANTS AND OFFERS.

WANTS

WOOD & MILLER, 216 West 125th St.—Want two, three or four lots on Edgecombe av., for cash. Also, a flat to trade for some free and clear lots on Bradhurst av., in neighborhood of 145th st., price $18,000.

DR. SELLING BROS., 149 Broadway.—Want on 68th or 69th sts., between Madison and Park ave., private house, about 20 feet wide, for cash buyer.

ALBERT L. DAVID, 111 Broadway.—Wants a quick buyer for a well three-story private dwelling on West 42d st., mortgage $12,000, at 4½ per cent. Can be bought cheap to close up an estate.

B. L. KENNILLY & CO., 2 Pine St.—Want flat on or near 7th av., from 110th to 135th st., not over $25,000. Also, flat, west side, south of 59th st., not over $20,000. Also, dwelling, 34th to 59th st., 6th to 7th av.

WM. HUNTER, 1 West 34th St.—Wants Lexington av., corner south of 44th st. Also, private house, 25 foot front, on Murray Hill, near Madison av. Also, private house west of Lexington av., in exchange for a corner single flat. Also, private house on the 77th, four story, high stoop, about $30,000.

J. N. PALLEN & SON, 150 Broadway.—Want one or two lots on Canal or Grand st., east east of Broadway. Small dwelling, business property, well rented, one or two tenants.

ARTHUR C. RITCHAM, 55 Liberty St.—Wants a private house in the 30s, East side, if cheap. Also, in the 40s or 50s, West side, 20 feet wide, house suitable for small club, at rent of about $3,000 per year.

POST & TILLEY, 18 East 60th St.—Want a 25 to 25 foot plot, good residence neighborhood, between 59th st. and 86th st., for an apartment house, customer will pay about $25,000 for the lot.

STABLER & SMITH, 674 Columbus Av.—Want lots on Manhattan Island, free and clear or lightly mortgaged, houses. Also, corner flats, new apartment houses, south of 125th st., near 11th st. and 7th av. Also, plot 50 feet or more below 59th st., Park to 7th av., in good, clean neighborhood, suitable for high-class flat house.

CHAS. S. SCULLEN & CO., 2787 Broadway.—Want four or more blocks between 125th and 145th sts., near Hudson River, not with Brook property. Also, client desires to purchase a large private dwelling, 12 to 16 rooms, in West Side, between 90th and 125th sts., about $5,000.

OFFERS.

STABLER & SMITH, 674 Columbus Av.—Offer on the west side, near Central Park West, a four-story high stoop dwelling, dining room extension, 25 feet front, suitable for a sanitarium or school, price will satisfy cash buyer. Also, on Broadway, in 20s, 200 feet, irregular, with five story flats, also a variety of vacant property.

PORTER & CO., 156 West 38th St.—Offer 36th st., between 7th and 8th avs., three-story brownstone dwelling, 16.8x85 feet, hardwood trim, &c. "A 1" location, owner must sell, asking $15,500. Also, 29th st., between 5th and 6th avs., three-story brownstone dwelling, 16x85 feet, perfect order, &c., asking $12,500, mortgage $8,000, at 4½ per cent, want offer. Also, four-story brownstone modern dwellings, variety of 30th st. and 31st st., 17.6x100, two bathrooms, hardwood trim, &c., will sell for about $5,500.

WM. HENRY FOLSOM, 14 West 28th St.—Offers for sale or to rent, American basement house on Murray Hill near Lexington av., price $22,000, or $1,500 possession Jan. 1, 1901. Also, Lexington av., corner above 79th st., nearly twenty feet possession at once, price $60,000. Also, country residence, less than an hour from New York. Hudson River view, water front, house, stable, greenhouses and all modern improvements, will exchange for business building.

B. L. KENNILLY & CO., 2 Pine St.—Offer a corner on Broadway, below 110th st., 75x50.3, six story and basement apartment with three stores, mortgage, $125,000, price, $200,000, fully rented at about $18,000, might exchange. Also, three and a half story high stoop, brownstone dwelling, with two bathrooms and two-story extension on 84th st., near Riverside Drive, 18x102.2, mortgage, $18,000, price, $22,000. Also, 81st st., near 5th av., plot 25.6x100.5, excavated, price reasonable. Also, Columbus av., north west corner 76th st., 102.2x120, magnificent plot for a builder, will be sold at a reasonable figure to close an estate. Also, No. 437 East 77th st., three-story stable, twenty stalls, elevator, living apartments of five rooms and bath, 20x100x102.2, price, $12,000.

WM. J. LESTER, 959 5th Av.—Offers small investment, desirable flat, West 88th st., price, $23,500, mortgage, $17,500, terms to suit. Also, price $100,000, net at 4½ per cent, $10,000 mortgage, $72,000. West Side flats that are always well rented, particulars on application, no exchange.

FOLSOM BROS., 835 Broadway.—Offer three story and basement house, neighborhood of 31st st. and Madison av., 21.5x80.9, price, $37,000, to net at $2,400. Also, at a sacrifice for cash sale, three and a half story house on 13th st., near 5th av., small amount of cash required. Also, plot 50x105.5, on East 78th st., near Av. A, with tenement buildings, asking $30,000, free and clear. Also, investors, double tenement, 25x85.6x127, near 10th st. and 11th av., rents, $1,850, mortgage, $10,000 at 4½ per cent, price, $16,500, east 125th.

Real Estate. Real Estate.

OWNERSHIP ON OUR TERMS LESS THAN RENT.
SEE OUR NEW DEVELOPMENT.
NEW HOUSES IN FLUSHING'S BEST NEIGHBORHOOD.

Gas, Electricity, Running Water

Architectural Gems, built by day's work. Splendidly finished

Twenty different styles with wide range of prices ready to select from. Eighty already sold and occupied by conservative refined people.

This property is beautifully located. High. Healthy. Only half an hour to Manhattan's business centre. Low fares.

LOTS FOR EITHER INVESTMENT OR BUILDING.
LOW PRICES ON LONG TIME PAYMENTS.

Blackwell's Island Bridge now authorized will double in value this property.

Write or call for full particulars or take any train from Long Island City to Flushing, Main or Bridge St. Depots, thence on N. Y. and North Shore (Bayside) lines, cars to our office, cor. Franconia and Central Aves. Open every day, Sundays and holidays included.

NOTE—This Advertisement will be honored upon presentation at our Flushing Office for your car fare.

Realty Trust 60 and 62 Liberty St.

City Real Estate. City Real Estate.

Cyrus Field Judson
503 Fifth Av.
HOUSES FOR SALE AND RENT,
Unfurnished and Furnished,
in most desirable sections of the city.
Also Westchester County and out of town properties. Telephone 238-38th St.

ASHFORTH & CO.,
Real Estate,
No. 1509 Broadway.
EDWARD ASHFORTH. Near 44th Street.

"TO INVESTORS."
New modern improved building, leased for 21 years, tenant pays taxes, all repairs, etc. Lease secure. Will show 6 per cent return on the money invested. For particulars apply to
JAMES L. LIBBY & SON,
60 LIBERTY ST.

Borough of Manhattan—Sale or Rent.
From Battery to 14th St., Inclusive.

BARGAIN—Desirable plot, 25x103, East 11th st., near 5th; price reasonable.
FOLSOM BROTHERS, 835 Broadway.

MUST SELL, close estate; large house, East 11th st., near 5th, $28,500. FOLSOM BROTHERS, 835 Broadway.

Above 14th St.—5th Av. to East River.

FOR SALE ON 66TH STREET,
NEAR MADISON AVENUE,
A 20-FOOT HOUSE, with extension, at less than $41,000.
POSSESSION MAY, 1900.
WHITEHOUSE & PORTER,
509 Fifth Avenue.

Above 14th St.—5th Av. to North River.

A GEM OF A HOUSE;
4 Stories, 20 ft. Wide; Located in the Best Situation in New York.
NO. 51 WEST 74TH STREET,
NEAR CENTRAL PARK WEST
This house is handsomely furnished and elaborately decorated—magnificent mirrors and gas fixtures. Will sell furnished or unfurnished. Buyer can have immediate possession.
Full particulars can be had on application to
CHARLES H. WEBB, 340 Broadway, N.Y. City

PROPERTY FOR SALE BY
S. F. JAYNE & CO.,
254 WEST 23D ST. AND 55 LIBERTY ST.
17th st., 9th and 10th avs., 20x92, vacant.
20th st., 7th and 8th avs., 25x100.
21st st., 8th and 9th avs., 25x100.
22d st., 8th and 9th avs., 25x100.
23d st., 7th and 8th avs., 25x100.
24th st., 7th and 8th avs., 25x100.
2d av., near 1 8th st., 20x90, store and tenement.
20th st., 5th and 6th avs., 50x100, tenements.
63d st., near Broadway, 3-story stable.

ELEGANT FOUR-STORY
AMERICAN BASEMENT HOUSE,
272 West 89th St.,
private block, will be sold cheap.
STABLER & SMITH,
674 Columbus Av., near 93d St.

FOR SALE OR RENT.
Four-story American Basement Private House,
On Murray Hill, near Lexington Ave.
Price, $22,000; rent, $1,500.
Possession January 1, 1901.
WM. HENRY FOLSOM,
14 East 23d St.

CHOICE PRIVATE; 77th st., adjoining West End av., four story, two baths; lease or give bargain prompt buyer; fine property; select neighborhood.
PERRY, 309 Broadway.

City Real Estate.

Borough of Manhattan—Sale or Rent.
Above 14th St., 5th Av. to North River.

BARGAIN.
COLUMBUS AVE., COR. near 86th st., suitable for alteration into 7-story modern apartment; shows a handsome income at present.
59 PARK PLACE, near the PARK, 5 four-story up-to-date dwellings, rented to responsible parties.
LENOX AVE., COR. near 135th st., Rapid Transit will pass door.
Being destroyed, realizing cash, all of the above will be sold at a sacrifice in a quick sale.
For further particulars apply to
L. J. PHILLIPS & CO.,
158 Broadway. Tel. phone, 261 Columbus Ave.

A—TAKEN UNDER FORECLOSURE.
VERY LITTLE CASH REQUIRED.
61 WEST 97TH ST.
Four-story Dwelling, 16.6 feet wide, $17,000.
WILLIAM R. WARE,
451 COLUMBUS AVE. 81ST ST.

A—CAN BE PURCHASED at low price, single apartment houses convenient to "L" station; in perfect order; easy terms.
WILLIAM R. WARE,
451 Columbus av., 81st st.

Miscellaneous.

WE HAVE FOR SALE
SEVERAL CHOICE PIECES OF
Investment Properties.
Bet. 23d and 42d Sts. Well Rented,
which can be bought to yield a large return on money invested.
C. H. EASTON & CO.,
116 W. 42d St.

FOR SALE.
A1 INVESTMENT PROPERTY,
10 YEARS' LEASE,
GUARANTEEING 8% NET.
$50,000-$70,000 required.
F. ZUTTEL, AGENT, 266 COLUMBUS AV.

A COSY LITTLE COTTAGE and two lots for some family wanting a home of their own; only $500 down, balance $20 a month; price $1,700; few blocks from trolley station; Edgewater Heights. Call Sundays at Edgewater Heights office, 131 West 23d st.

AT SACRIFICE, to close an estate, 5-story and basement brownstone dwelling; latest improvements; good condition; all improvements. EXECUTOR, box 176 Sun office.

FOR SALE—At $75,000, a desirable store property, just off Broadway and near the Post Office and Astor House; net 5 per cent, over all expenses; for cash; not 2d or 3d mortgage if desired.
E. H. LUDLOW & CO., 115 Broadway.

FOR SALE—Four story brown stone residence, 48 st. near 5th av. Room 2, Drexel Building.

NEW TEN-ROOM HOUSE, Queen Anne Cottage, hard wood finish, tiled bath, porcelain tub, in most charming, thickly settled suburb; twenty-six minutes from city hall; will sell on monthly payments equal to rental of moderate priced apartment; answer immediately. Address A., box 130 Sun office.

WILL ERECT STABLE BUILDING to suit tenant on lot 25x100.
J. EDGAR LEAVCRAFT & CO., B'way, cor. 44th st.

$6 PER WEEK TOTAL COST—A model house, meeting every requirement for refined people; splendid living neighborhood, large lot, with all conveniences, but above all, LOW IN PRICE and off for on TERMS WHICH WILL INTEREST YOU; coming to carry less than rent; these are new, eight or ten rooms, gas, electricity, running water; only 30 minutes from Manhattan; at Westchester Center. They are out of the common and worthy of your consideration. Write for particulars to L., Post Office Box 5078, New York.

Borough of Bronx—Sale or Rent.

1, 2 AND 3 FAMILY HOUSES.
All improvements; near elevated; easy terms.
F. ECKLE, 3048 3d av., 156th st.

Apartments Wanted.

FAMILY OF THREE want part of house or flat with six or seven good sized rooms and bath; between 4th and 30th sts. and 2d and 7th avs. Reasonable rent. PERMANENT TENANT, box 137 Sun office.

Real Estate at Auction.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the New York Real Estate Salesroom, 111 Broadway, 12 o'clock noon,
Wednesday, December 5th, 1900,
Executors' Sale,
By order of John T. and James A. Earles, Executors of Estate of MRS. D. M. FAXLEY, Deceased.
Magnificent Investment Properties,
Columbus Ave. and 72d. St.
Southeast corner,
6 story and cellar brick and stone apartment house, with stores on 1st floor, offices on 2d floor and two apartments on each of the floors above containing elev. for hot water steam heat and all modern improvements, plot 43x102.2 ft.

Columbus Ave. & 77th St.,
Southeast corner,
substantial 7 story and basement apartment house with stores on ground floor and two apartments on each of the floors above handsome entrance and reception rooms, passenger and service elevator, electric light, plot on the premises, hot water, steam heat, hard wood trims, and all modern improvements.
LEMS VAN SICLEN.
Maps at Auctioneer's, 149 Broadway.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon,
Tuesday, December 4th, 1900,
BY ORDER OF ALEXANDER & GREEN, Attorneys.
Northeast Corner,
Madison Ave. and 117th St.
No. 1783 MADISON AVE. and 51 E. 117 St., a substantial 5 story and cellar brick apartment house having 2 stores and 2 apartments on the 1st floor, 6 rooms and bath to each apartment, size 34.11x104.5x108.
No. 1785 and 1787 MADISON AVE., two 5 story and cellar brick apartment houses containing two apartments on each of the 1st floor, size 32x96.6x108. These apartments have all modern improvements, hot water supply, steam heat, etc.
Northwest Corner
First Ave. and 31st St.
No. 537 & 539 FIRST AVE., two 4 story and cellar brick tenements with stores, 25 x 70 each, 25.6x45.
No. 353 EAST 81ST ST., a 3 story and cellar brick stable, size 24x41.5, size of plot 44.11x100.
240, 242, 244 and 246 West 63rd St.
NEAR AMSTERDAM AVENUE, four 5 story and basement brick and stone tenements 4 families on each floor, iron stairs, all modern improvements, size of each 25x85.5x100.5.
Boulevard, Lafayette,
WEST SIDE, NORTH OF 165TH ST., 8 desirable building lots, depth of plot 200x100. TERMS LIBERAL. ALEXANDER & GREEN, Attys., 120 Broadway, N. Y. Maps and particulars at Auctioneer's office.

WILLIAM M. RYAN, Auctioneer,
will sell at auction, at the Real Estate Salesroom, No. 111 Broadway, N. Y., at 12 o'clock noon,
Tuesday, December 4th, 1900,
Absolute Without Reserve,
By order of the heirs of the Estate of MORRIS ALEXANDER, Deceased.
No. 29 East Broadway,
BETWEEN CATHARINE & MARKET STS., 3 story and cellar brick tenement, size of lot 25x87.6.
No. 31 East Broadway,
4 story and basement on the front and a brick building on the rear, size 25x75.
No. 33 East Broadway,
UNDIVIDED ONE-HALF INTEREST, 4 story and basement brick tenement, size 25x75.
No. 35 East Broadway,
LEASEHOLD, having 5 years to run, with 21 years' renewal, with 4 story and basement brick buildings, size 25x114.8.
No. 31 Henry St.,
ADJOINING ABOVE ON THE REAR, 3 story brick tenement, size 25x60.4.
No. 11 Market St.,
ADJOINING CORNER OF EAST BROADWAY, 3 story brick tenement, size 25x90.
RANTROWITZ & ISBERG, Esqs., Attorneys, 320 Broadway, N. Y. Maps at Auctioneer's Office, 149 Broadway, N. Y.

LOTS AT AUCTION
AND
ACREAGE PROPERTY
NEAR
Bronxville Station
(Harlem Railroad)
City of Yonkers
WILL BE SOLD
Without Reserve
On Tuesday, November 20, 1900,
at 10:30 A. M.
On the premises by
PHILIP A. SMYTH, Auctioneer,
11 Pine Street.
WM. A. STOCKWELL, Plaintiff's Attorney,
146 Broadway.
HENRY C. HENDERSON, Referee,
100 Broadway.
Take 9:35 A. M. train Harlem R. R., Grand Central Depot for Bronxville.

L. J. PHILLIPS & CO.,
AUCTIONEERS
WILL SELL AT PUBLIC AUCTION,
WITHOUT RESERVE OR PROTECTION,
TUESDAY, NOV. 27TH, 1900,
At 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway, New York,
WEBSTER AVENUE,
Southeast corner 184th st., 90x40, irregular; vacant.
183D STREET,
25x100, on north side 183d st., 250 feet west of Webster av., with a 7 out-door flat place.
Nos. 1908-2000 BATHGATE AVENUE,
Two three-story, frame flat houses.
FORD STREET,
North side, 125 feet west of Webster av., four little private houses on a plot 50x100.
For maps and particulars apply to auctioneers, 158 Broadway.

HERBERT A. SHERMAN, Auct'er
Will sell at auction on Thursday, Nov. 22, 1900, at 12 o'clock, at the Real Estate Salesroom, 111 Broadway,
SUPREME COURT FORECLOSURE,
the very desirable property,
233A AND 235 THIRD AVE.,
SOUTHWEST CORNER OF 127TH ST.,
Size 49.1 x100, with 6-story store.
Franklin Priddeck, Esq., Referee
I. S. Isaacs, Plaintiff's Attorney.
Maps at the Auctioneer's office, 9 Pine St.

City Real Estate.

Borough of Queens—Sale or Rent.

Elmhurst.
12 minutes from 34th St. Ferry.
5c.-fare; commutation 6½, including ferry.
25 minutes by trolley to all ferries.
All improvements, streets, gas and electric lights; 26 houses sold, 70 ready for occupancy, hard wood finish, open cellars, plenty of all improvements, from $5,000 to $6,500; terms, 10% cash, balance same as rent. Houses built to order from plans; 5 now under construction.
THE CORD MEYER CO.
Elmhurst, and 62 William St., City.
TEL. 41—NEWTOWN. 1961—JOHN.

In Either Case.
Whether you are buying or selling real estate, consult the Board of Brokers "Want and Offer" column on real estate page Sundays and Thursdays.—Adv.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

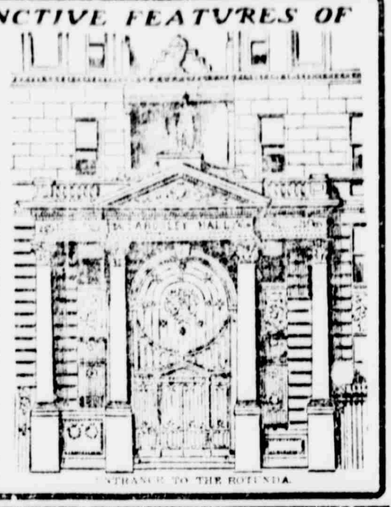
Flats and Apartments to Let—Unfurnished.
Above 14th St., West Side.

THE SPECIAL AND DISTINCTIVE FEATURES OF
Ardsley Hall
Make it the most attractive apartment building in New York City.

A SERIES OF SPECIAL ENTERTAINMENT ROOMS,

luxuriously furnished and decorated, are provided for receptions, etc. A private telephone in each apartment (three hundred outside calls free), two bathrooms, abundant closet room, a private steel safe, two elevators, a barber shop, billiard room, mail chute, a laundry, full lighting, heating refrigerating and ice plants, and every known device to make refined people comfortable has been provided. Rents $1,500 to $3,800 per year. A booklet will be mailed on application to

WM. H. SMITH, Ardsley Hall, 92d St. & Central Park West.



City Real Estate.

Borough of Bronx—Sale or Rent.

GLEASON REALTY CO.
1,000 BUILDING LOTS
ON WESTCHESTER AVE., 15 MINUTES FROM 129TH ST., VIA TROLLEY.
THE FIRST 200 LOTS WILL BE SOLD AT LESS THAN ACREAGE PRICE.
FOSITIVE BARGAINS.
GLEASON REALTY CO.,
208-210 East 128th (3d Ave. Plaza).

Borough of Brooklyn—Sale or Rent.

Beautiful, Artistic Homes
30 MINUTES FROM PARK ROW.
2 and 3 Story Houses — Near Prospect Park. Mid-wood street just off Flatbush Ave. Perfect design, hardwood, tiles, stone houses of various colors and designs. Swell and square fronts. Box stoops. — Prices Low, Terms to Suit.
70 HOUSES TO SELECT FROM.
40 ALREADY SOLD.
These houses are modern in every particular. The rooms are arranged with a view to comfort. Foyer or salon parlors. Hardwood trim through out, open plumbing, large closets, tiled bathroom, dumbwaiters, etc. Can be seen any day.
W. A. A. BROWN, Owner.
Brooklyn office, cor. Flatbush Ave. & Midwood St.
New York office, 46 Broadway.
Open evenings until 8. Sundays and Holidays all day.
SEND FOR ILLUSTRATED BOOKLET.

REID AV., 216—Two family flat with stores; steam heat, hot water supply, guaranteed rent $1,300; price, $14,000.
L. J. PHILLIPS & CO.,
158 Broadway, Manhattan. Telephone.

Real Estate—Out of the City.

Westchester County—Sale or Rent.

"FOUR-TRACK SERIES,"
No. 23.
REAL RAPID TRANSIT TO NINETY SUBURBAN TOWNS
Within From Ten Minutes' To One Hour's Ride From Grand Central Station.....
Located in the
COMMUTATION DISTRICT
ON
THE HARLEM DIVISION,
THE PUTNAM DIVISION,
THE HUDSON RIVER DIVISION
of the
NEW YORK CENTRAL
& HUDSON RIVER RAILROAD.
The Suburban Train Service Is Perfect.
For a copy of this booklet, or a copy of "Suburban Homes No. 16 of the Harlem River," send a postage stamp to George H. Daniels, General Passenger Agent, Grand Central Station, New York.

A GREAT
SPECULATION.
Will sell lots and acreage at very low prices in
Richmond Park, Yonkers.
The close proximity of the
Empire City
NEW TROTTING PARK
Will greatly enhance values and increased transit is assured.
TROLLEY ON JEROME AVENUE, PASSING THIS PROPERTY, NOW RUNNING.
Buy Before Prices Advance.
WARE ESTATE,
451 COLUMBUS AVE., NEW YORK.

Farms and Country Seats
And all sizes, kinds and prices of acreage property in all sections of Westchester county, along Hudson River and Putnam and New Haven railroads. Also on River building lots and waterfronts; village property, stocks and dairy farms; small running farms, &c., &c. We have sold more client over 7,000 acres, more than any other and best known estate in Westchester county, and for the greatest selection of Westchester county properties and know what they are worth.
ABRAM HYATT & CO.,
Grand Central Depot, New York.
WESTCHESTER COUNTY A SPECIALTY.

AT ROCHELLE PARK
are a few choice lots for sale in heart of the town; five minutes to depot; over half a million in improvements; terms to suit; and rent by Illustrated Guide gives particulars. Telephone.
FREDERICK JENKINS,
5 Railroad Place, New Rochelle.
Branch Office, North st., at Park.

AT YONKERS—28 minutes from 42d st.; access by Hudson River road and West Side lines; 4 d a 3 room cottage, gas, water, range, furnace, bath room, tubs, &c., walking distance from Sohos in and church, school close; throughout; all a bargain; $7,000 asked.
BELLOWS & WARREN, Getty Square, Yonkers.

AT YONKERS, 28 MINUTES FROM 42D ST.—Attractive new ten room house, best construction, hardwood floors and trim, porcelain bath; low price, $5,000; terms $500 to $1,000 cash, balance at five per cent. BELLOWS & WARREN, Real Estate, 20 Getty Square, Yonkers.

AT YONKERS on the Hudson—Owner having gone to Europe to live, will sell desirable 16 room residence, with several bathrooms, ample grounds, trees, stable, &c., most attractive colonial Yonkers, at extremely low price; or will lease, $1,500 a year.
BELLOWS & WARREN, Getty Square, Yonkers.

MOUNT VERNON—For sale, house and lot 50x100, all improvements, newly painted and papered. Apply BENJ. A. FANG, Sturtevant House, New York.

New Jersey—Sale or Rent.

A LARGE MANSION, about 10 full lots, 30 rooms; suitable hotel, sanitarium or boarding house; near trolley station at Edgewater Heights; 20 minutes from Weehawken ferry; commutation, round trip 13 cents, including ferry; over 42d st. or to Franklin st., New York; price low and easy payments. Call in forenoon.
EDGEWATER HEIGHTS, 131 West 23d st.

GRANDEST LOCATION IN CITY.
Positively unequaled; 8 room apartments; elevator; electric light; every convenience; select family; special rent; few vacancies; hasten to inspect. 127 Riverside Drive, 84th.

ARTISTICALLY FURNISHED APARTMENTS of seven large sunny rooms. Apply
RUTLAND OFFICE, Broadway and 57th st.

41TH ST. AND 5TH AV., southeast corner, two small flats to let. Inquire at office 252 West 43th st.

93D ST., 12 WEST—Elegant apartments overlooking Park; hall boys, marble halls and staircases; all improvements; rent, $1,000 up.
Superintendent or
A. E. MACKAY, 6 Wall st.

$35—$38—Hall attendance; steam heat; hot water supply; tiled bathroom; extra good plumbing; porcelain sinks; 4 and 5 rooms and bath. See janitor, 250 West 123d st., or
J. Edgar Leavcraft & Co., B'way & 44th St.

Real Estate—Out of the City.

New Jersey—Sale or Rent.

The Picturesque
HIGHLANDS
Above Montclair.
THE CATSKILLS
OF NEW JERSEY!
A most beautiful and desirable Home site. City water, electric lights, macadamized roads—near Mountain House, and only five minutes from trolley.
Ten houses now in course of construction. Plans submitted for purchasers' approval. Terms to suit.
CHOICE LOTS AT
POPULAR PRICES.
CHARLES H. JAEGER,
BLOOMFIELD AVE.,
Telephone, 150 A. VERONA, N. J.

GLEN RIDGE
HILL CREST ROAD TRACT.
20 choice building lots situated on the highest point and in the most desirable part of Glen Ridge. Property restricted, streets macadamized, sewers, gas, water, sidewalks.
If you want a home where your neighbors are not on your doorsteps—where the air is pure and the outlook superb, call and see me. Plans for houses submitted and terms made to suit.
FRANK B. SMITH,
Sole Agent,
Send for Pamphlet of Picturesque Glen Ridge.

EDGEWATER HEIGHTS
ON TOP THE PALISADES.
Invest a little now and get rich when the bridge comes; it won't be long before it will be built. Lots now $500 and $400 will then be worth $1,000 each and upward. Invest $10 monthly. Own your home and enrich your children. Commutation only 15 cents to Grand Cen. over trolley and 42d st. ferry or Franklin st.; twenty minutes' ride only on trolley; stations near every 5 minutes; illustrated descriptive free map.
EDGEWATER HEIGHTS OFFICE,
131 West 23d St., New York.

FOR SALE OR TO LET—
AT BLOOMFIELD, N. J., FINE LARGE COLONIAL HOUSE, SUITABLE FOR SUMMER OR ALL-YEAR RESIDENCE, CONVENIENT TO D. L. & W. AND ERIE R. R. STATIONS, OR TROLLEY LINES; IMPROVEMENTS INCLUDING HARDWOOD FLOORS, STEAM HEAT AND ELECTRIC LIGHT; DESIRABLE BUILDING LOTS FOR SALE. DOLLEY FARRAND, 207 MARKET ST., NEWARK, N. J.

BUTCHER, BAKER, TAILOR STORES for sale or rent, desirable Palisades Park; only 3 blocks; business 5 years; month's stock, fixtures and dwelling; two years' lease; good business. 131 West 23d st., forenoon.

FOR SALE—Cottages, hotels, farms, 6 to 160 acres; $5,000, $7,000, $18,000. WILLIAM LANE, Long Branch.

Long Island—Sale or Rent.

FOR SALE.
ONE OF THE MOST BEAUTIFUL PROPERTIES ON
NORTH SHORE OF LONG ISLAND.
55 ACRES, 1,800 FT. OF FINE SHORE FRONT; GOOD BATHING AND SAFE ANCHORAGE; NO NUISANCES NEAR; LARGE SPRINGS OF FRESH WATER; MANY FINE OLD TREES; FORTY-FIVE MINUTES FROM HOUSE TO 34TH ST. FERRY; SUITABLE FOR BOTH SUMMER AND WINTER HOME. CAN BE DIVIDED INTO TWO OR MORE PARTS; PRICES $2,000 TO $3,000 PER ACRE. ADDRESS F. W. WRIGHT, MANHASSET, L. I.

Miscellaneous—Sale or Rent.

For sale or will exchange for New York city property,
a grand tract of land in Saratoga.
Suitable for a SANITARIUM, HOME or HOTEL, with a WORLD RENOWNED GROUP OF MINERAL SPRINGS, and fully equipped bathing establishment, 20 feet long, surrounded by an elegant hall.
For further particulars apply to M. STEINHARDT, 20 Nassau st., Brooklyn.

FLORIDA HOTEL OR SANITARIUM, desirable for either; 150 rooms, 60 guest rooms, furnished; modern conveniences; surrounded by pine forest; attractive location. J. W. ATWATER, 55 Liberty st.

To Let for Business Purposes.

UNION SQUARE NORTH.
Adjoining Broadway.
LOFT, 184 FEET DEEP.
Building has
Entrances on Two Streets.
Inquire at 31 East 17th St., or
J. EDGAR LEAYCRAFT & CO.,
1507 Broadway, corner 44th st.

ENTIRE FLOOR TO LET
in Market and Fulton Nat'l Bank Building.
RULAND & WHITING,
5 Beekman st.

BUILDINGS, stores, lofts, offices, exceptionally basilist, this added at the value location.
FOLSOM BROTHERS, 835 Broadway.

LOFTS TO LET, large and small, with and without power. RULAND & WHITING, 5 Beekman st.

TO LET—Factory property in Jersey City near ferry and railroad depot; 80x100 with about 13,000 feet floor surface; good solid ground. Address GEO. A. WOOD, Jersey City, N. J.

19 EAST 21ST ST. (adjoining Broadway)—Two large rooms on second floor, $35 per month.
J. EDGAR LEAYCRAFT & CO., B'way cor. 44th st.

THE LOHENGRIN
Southwest Cor. Madison Avenue and 125th Street.
Six and seven rooms and bath. Elevator. Sanitary plumbing. Every room light.
See Superintendent on premises, or
Chas. Griffith Moses & Brother
155TH STREET & AMSTERDAM AVE.
Telephone 142 High Bridge.

Above 14th St. East Side.

A. HOFFMAN ARMS,
Madison Ave. and 50th St., near Park Plaza.
Elegant apartment, furnished and unfurnished. Restaurant supplies meals and high class apartment table service. C. A. GERLACH, Prop.

114TH ST., 74 EAST.
Elegant apartments, tastefully decorated; extra large rooms; halls ventilated and newly carpeted; 4 rooms and bath; hot water supply; bath and halls heated; rents, $14 to $18. Apply janitor or
JOHN F. DOYLE & SONS, 45 William st.

LEXINGTON AV., 684—Parlor floor, suitable for doctor or dentist; hot and cold water; heat, gas, telephone, &c.

PARK AV., 787—Beautiful neighborhood; light, single seven room apartment; steam, hot water; $35-$4; bargain.

72D ST., 562 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms; all light; baths; laundry; hot and cold water; $6 to $13.50; halls heated.
FOLSOM BROTHERS, 835 Broadway.

88TH ST., 66 EAST—Elegant single flat for small Christian families only; 7 light, large rooms; bath and all improvements; very quiet house.

Brooklyn.

FLATS TO LET IN BROOKLYN—No matter what you want in the line of a flat, before renting I want you to call at my office; we have the large st list to select from in Brooklyn, and think we can suit all who are about to rent; we have never had so few flats to rent, but we have a few we want to get good tenants for; we have flats from $12 to $35. Our main office is on 42d st.
JOHN PULLMAN, Real Estate,
Main office, 741 Union St., cor. 8th Av.
Branch office, 519 6th Av., cor. 3d St.
Brooklyn.

Real Estate to Exchange.

ONE OF THE FINEST APARTMENT HOUSES on West End av.; five story, single, 25 feet wide; paying about 9 per cent; want business building, 40 feet more in width, in good location; or free and clear nearby farm with dwelling and barn in good order. Call or address owner, 131 West 23d st., forenoon.

Dwelling Houses To Let.

Furnished.

A.—HOUSES, unfurnished and furnished, in desirable locations; rents, $1,200 to $18,000.
FOLSOM BROTHERS, 835 Broadway.

Dwelling Houses Wanted.

WANTED,
An Extra Large House
ON OR
NEAR GRAMERCY PARK.
At about $60,000. Possession not necessary.
J. W. S., box 106 Sun office.

Furnished Rooms & Apartments to Let

East Side.

SUNNY, BRIGHT ROOM; gentleman; private family, near Gramercy Park; very reasonable to permanent party. S., box 125 Sun uptown office, 1265 Broadway.

29TH ST., 26 EAST—Large front room; desirable; water; private house; references.

West Side.

WELL FURNISHED FRONT ROOM for one or two gentlemen in first-class apartment, West 57th st.; elevator service. C. G., box 141 Sun uptown office, 1265 Broadway.

10TH ST., 130 WEST—Nicely, newly furnished rooms; gas, bath, hot and cold water; gentlemen or couples.

15TH ST., 347 WEST—Handsomely furnished square room; every convenience; gentlemen only; reasonable rates; reference required.

23D ST., 414 WEST—Handsome large and small rooms; heated; all conveniences; near L station; transients taken.

23D ST., 314 WEST—Newly furnished parlor floor suite; desirable for doctor, other large rooms; cleanliness a specialty.

37TH ST., 48 WEST—Comfortably furnished, medium size front room; private family; breakfast; excellent service; gentlemen only.

39TH ST., 270 WEST—THE LAKEWOOD—Furnished rooms, single and in suite; board optional; references.

45TH ST., 324 WEST—Nicely furnished second story front room; gas, bath, hot and cold water; desirable street and location, block from Broadway.

48TH ST., 132 WEST—Large or small rooms; desirable house and location; gentleman; $2.50 and $3.00.

58TH ST., 122 WEST—"Bachelor House;" richly appointed exceptionally attractive rooms; Japanese service, vicinity clubs.

Brooklyn.

CUMBERLAND ST., 233—Newly furnished alcove, square and hall rooms; all improvements; convenient car and table board; reference.

CARROLL ST., 647—Newly furnished large and small rooms; every convenience; near L, trolley; gentlemen preferred.

CLINTON ST., 203—Large and small handsomely furnished rooms; en suite or single; all improvements.

DEAN ST., 168—Large and small rooms, en suite; all improvements; near cars; board optional; also parlors.

FRANKLIN AV., 475—Large, elegantly furnished rooms; all conveniences; also back parlor, suitable doctor, dentist; private family.

HART ST., 249A—Thoroughly kept large and small rooms; all improvements; near Sumner, Myrtle Delkalb av. cars.

NEWLY FURNISHED, decorated room; use of parlor and laundry; select house; no children; two minutes Bloomfield Bridge; gents only. A., box 126, Sun office.

PINEAPPLE ST., 68, HEIGHTS, NEAR BRIDGE—Pleasant room; good location; sanitary plumbing; every convenience.

ST. MARKS AV., 1 0 (near Flatbush)—Newly furnished rooms; every convenience; suitable couples or gentlemen; reference.

ST. JOHN'S PL., 42—Alcove room, also third floor rear; all conveniences; gentlemen only; private family.

Furnished Rooms Wanted.

WANTED—Two or three furnished rooms on the West Side, between 59th and 11th sts., for young man in business and mother. Private family preferred. Address S., box 125 Sun office.

Select Board.

East Side.

MADISON AV., 87—Steam heated rooms; open plumbing; superior table; location central; table boarders.

ST. ALBANS—R. W. DE FOREST, PROP., 5, 7 and 9 East 31st st.—Central location; desirable rooms; private apartments; superior dining room.

29TH ST., 138 EAST—Large, front room, second floor; running water; board; front room fourth floor; parlor dining room; moderate.

West Side.

CHARLES ST., 44—Nicely furnished front parlor; heated; also single room; good board; table board.

THE NIBLOCK, 39 West 32d st.—Desirable rooms with board; parlor dining room; near Broadway.

Select Board.

West Side.

WASHINGTON PL., 17—Nicely furnished heated room; conveniences; gentlemen; three persons; references exchanged.

WEST 11TH ST., 110—Rooms, handsomely furnished; hot water; steam heat; excellent table; reasonable rates.

23D ST., 346 WEST—Newly furnished front parlor and small rooms; heating; private family; excellent table.

48TH ST., 210 WEST—First class French board; fine house; large and small rooms with board; all improvements.

88TH ST., 175 WEST—Beautifully furnished rooms in private house; every convenience; board optional; suitable for gentlemen.

Brooklyn.

CLINTON ST., 261—Swell House; new management; newly, richly furnished; connecting rooms; excellent table; moderate prices.

CARROLL ST., 627—Owner; private family; has two handsomely furnished rooms; board; 20 minutes New York; reference.

HENRY ST., 98 HEIGHTS—Five minutes from bridge; finely furnished; heated rooms; excellent board; $5-$6 weekly; references.

HALSEY ST., 343