LATEST NEWS FROM REAL ESTATE FIELD

Rocky Mountain Club Leases 44th Street Clubhouse Site to Syndicate.

The Rocky Mountain Club, of which John Hays Hammond is president, leased the property in the south side of West Forty-fourth st., between Broadway and Sixth av., where the organization planned to erect a million dollar clubhouse. The site will be improved by a seven story modern office building, to be erected by a syndicate in which Joseph Harbater and H. and E. Goldberg are interested.

This syndicate has bought from Laura Marston and others the four story building at 112 West Forty-fourth st., and has leased for a period of twenty-one years with an option of purchase from the Rocky Mountain Realty Company the adjoining three four story buildings at 114 to 118 West Forty-fourth st. The combined site, located a few doors east of the Lambs Club, measures 73.9x98.9, and is to be immediately improved. It is planned to have the structure ready by next July. S. Osgood Pell & Co. were the brokers.

Cedar Street Improvement.

Several four and five story buildings at 3, 5 and 7 Cedar st. are to be improved and converted into offices for lawyers. The properties were bought by the Broadway-John Street Corporation, Elias A. Cohen president, through Cammann, Voorhees & Floyd.

Mr. Cohen bought 3 Cedar st. from Caroline M. Child and Elizabeth G. Wheelwright. The sellers of No. 5 were Benjamin O. Chisholm and Howland Davis, executors of the estate of John Harrison Rhodes, and the owners of record of No. 7 are Bessie R. Chisholm and Cornelia H. Rhodes. The entire plot is 63x50, and abuts the building at 96 and 100 Maiden lane, which Mr. Cohen recently purchased from the Jurgensen estate.

High Fifth Avenue Rental.

Charles N. Noble leased for the Kemp estate for twenty-one years a twenty foot store in 615 Fifth av. to the Ivy Corset Company, which intends to occupy the south half and sublease the remainder to toe Royal Copenhagen and Danish Art Company. The aggregate rentals involve more than $900,000, and are said to establish a new record for Fifth av. store spare.

Syndicate Leases Buildings.

Leonard L. & Samuel V. Hill leased to a syndicate headed by John H. Scheier, architect, 243 to 249 West Forty-ninth st., two six story buildings, 100x100, for thirty years from March 1 last, with renewals, at a rental aggregating about $2,000,000. Most of the present tenants are firms identified with the theatrical profession. The structures, which are separated from the Strand Theatre by a ten foot alley and abut the Longacre Theatre property, are to be remodelled into stores, lofts, offices and salesrooms. Additional elevators are to be installed.

Barrett Company Buys.

The Barrett Company of 17 Battery place is at the head of a syndicate that has bought 26 to 38 Rector st. as a site for a sixteen story office building. It is understood two other large concerns now housed in 17 Battery place are also interested in this project, which it is said will cost $4,500,000. The new building, it is planned, will be ready for occupancy by May, 1922. It will cover a site 130 feet in Rector st., 101 feet in West st. and 122 feet in Washington st. The plot was acquired through J. N. Hailey & Son.

Downtown Leasehold Sold.

Harold L. Lewis sold for the No. 12 West Broadway Company, Clarkson Cowl president, the leasehold property at 12 West Broadway, through to 327 Greenwich st., a four story building, 25x97. The ground is owned by the P. E. Society for Promoting Learning and Religion, and the building is occupied under sub-lease by the F. O. Pierce Company.

Other Downtown Transactions.

Charles B. Van Valen, Inc., and Charles F. Noyes Company sold for J. Earlywood the four story building at 21 Platt st., 22.6x79.8, to the Underwriters and Credit Bureau.

Charles F. Noyes Company resold for the Broadway-John Street Corporation, Elias A. Cohen president, 104 Front st., a five story building, 20.8x85, to the Continental Produce Corporation of Boston and New York, who will occupy the entire building for office purposes.

Estate of Manly A. Ruland sold 378 Washington st., southwest corner of Beach st., a six story loft building, 25.1x75, to Frederic W. Rhinelander, who owns the adjoining properties at 374 and 376 Washington st. and 74 and 76 Beach st. The sale was negotiated by Robert R. Rainey and the Ruland, Whiting & Benjamin Corporation.

Kurz & Uren, Inc. sold for Samuel Strassbourger 237 Mercer st., a six story loft, 25x100.

Active Trading on Heights.

Denwood Realty Company sold to the Well Financed Realty Company, A. Blumenthal president, the six story apartment, arranged for forty-one families, 100x100, at the southeast corner of Pinehurst ave. and 179th st.

Meyer Ellenbogen sold for Aaron Seral to Weisner Schwartz the northwest corner of Northern ave. and 179th st., a five story apartment, 75x100.

Joseph Shenk sold through Joseph Harrison the Stockbridge, a six story apartment, 75x100, at 605 West 138th st., accommodating twenty-four families and renting for about $23,000.

W. J. Huston & Son sold for the Briner Realty and Construction Company to James L. Van Sant 453 West 145th st., a three story dwelling, 16x99.11.

L. Walter Bitting purchased through Charles S. Kohler, Inc., from Ennis & Sinnott, Inc., 516 to 520 West 175th st., two five story apartments, 75x100.

Charles S. Kohler, Inc., sold for Henry H. Davis the five story apartment, 50x100, at 506 West 179th st.

Daniel H. Jackson bought from Josephine Trowbridge Durhen of Sandwich, Mass., 521 West 152d st., a five story apartment, 50x80, through L'Ecluse, Washburn & Co.

Adolph Weiss sold through B. Schoen 41 Hamilton terrace, a four story dwelling, 19x98.

Buying in Harlem.

James H. Cruikshank resold through L. Willis 77 East 119th street, a five story flat, 33.9x100, through Millard Veit.

J. P. and E. J. Murray sold the two family dwelling, 17x100, at 131 East 114th street for R. Guldman to Joseph Hustein.

Wolf Mellis bought from Charles E. Rushmore the dwelling, 18x100.11, at [illegible] West 119th street.

Frederick J. Rullman Company sold for [illegible]nberg the three story dwelling at 326 East 120th street, 20x100.

A. D. Rockwell, Jr., sold to O. A. Stabile for E. and C. Levy three story dwelling, 16.8x100, at 62 East 121st street.

Other Manhattan Sales.

L. J. Phillips & Co. sold to Frederick Brown from the estate of Francis L. Leland the northeast corner of West End avenue and Sixty-seventh street, a five story business building, 100.8x125, now occupied by Holbrook Company, makers of automobile bodies.

Cammann, Voorhees & Floyd sold for Mrs. James L. Van Alen 40 East Fiftieth street, a five story dwelling, 23x100.

Worthington Whitehouse, Inc., sold the five story dwelling at 18 East Fifty-fourth street, 23x100, for Mrs. Henry Ziegler to Adele Miller.

Tokane Realty Company, Inc., bought from Isaac Lowenfeld and William Prager the five story apartment, 25x100, at 222 East Ninety-ninth street through Isaac Haskell.

Bloom & Kaplan sold for Joseph Shenk the six story apartment, 44.2x110, at 23 East 107th street, northwest corner of Madison avenue, containing twenty-four suites and three stores.

Newly formed 32 and 34 West Twentieth Street Corporation, G. Levy, G. Steinman and J. Freeman directors, is to take over the eleven story loft, 50.6x92, at that address. The property was purchased by Samuel Kaufman about a month ago from David Price & Co.

Hall J. How & Co. sold for Richard S. Elliott to Britton Manee the two story business building, 50x100, at 3863 Tenth avenue.

Marie Heise, tenant, bought from Isaac Lowenfeld and William Prager the three story building, with store, 25x100, at 2717 Third avenue.

New York Post Graduate Hospital at 344 and 354 Second avenue bought the two five story buildings, each 23.9x90, at the opposite southeast corner of Second avenue and Twentieth street.

Louise Bonynge sold the four story flat, 22.3x100, at 1436 Second avenue, adjoining the southeast corner of Seventy-fifth street.

John Peters sold for the estate of Lorenzo M. Picabia to Shulman & Koppelman 270 Avenue A, five story tenement, 24.6x95.6.

Mary A. McCarthy sold the four story stable at 215 and 217 Lexington avenue to Emil Kaufman, who will remodel and occupy it for manufacturing shoes. Granville Whittlesly was attorney for the seller and Charles Hibson for the buyer.

Howard LeC. Roome, president of William J. Roome & Co., Inc., purchased from Robert Sterling Clark the four story dwelling, 17x102.2, at 63 East Seventy-eighth street.

Edgar A. Levy sold through Mark Rafalsky & Co. to Henry Tischman the twelve story store and loft building, 62.6x98.9, at 150 West Twenty-second street. The purchaser was represented by Stoddard & Mark.

William D. Kilpatrick resold to the Standard Rice Company the three story stable, 25x91, at 17 Leonard street.

Commercial Leases.

Charles F. Noyes Company leased for the United States Trust Company, agent for Mary L. Harrison, the five story building, 25.7x125, at 75 Beekman street to Clement & Stockwell for more than thirty-five years located in 30 Beekman street. The aggregate rental is about $50,000.

Cushman & Wakefield, Inc., leased for S. Osgood Pell & Co., agents, floor in 15 and 17 West Forty-fourth street to the American Petroleum Institute.

Lewis L. Rosenthal Company and Morris Taylor leased third store in the southeast corner of Fifth avenue and Thirty-third street to Samuel Rosenblatt.

Theodore Luby and Lewis L. Rosenthal Company leased to Louis Bernstein store in 315 West 125th street for ten years.

Residential Leases.

J. B. James of Frederick Zittel & Sons leased for Mrs. James D. Smith four story dwelling, 51 West Eighty-sixth st.

Malcolm E. Smith and Rudolph C. Culver, Inc., leased apartments at 130 East Sixty-seventh st. to E. de Forest Allgood and Mrs. Richard P. Hart and at 131 East Sixty-sixth st. to Miss Sara B. Hill.

Sales in Queens.

Lewis H. May Company sold for the S. & L. Construction Company 191 Harriman ct., Edgemere, L. I., a two and a half story dwelling.

Capt. T. J. Dooley sold dwelling, 50x100, at 295 Madison avenue, Flushing, to J. F. Mulren through J. Albert Johntra.

Rickert-Brown Realty Company sold to Robert W. Dungan a twenty foot two story dwelling in Ditmars av., between Chauncey and Goodrich sts., Arleigh.

Suburban Buying.

Howe & Thompson sold the Jennie L. Horton property at 108 Fisher av., White Plains, N. Y., to Dr. W. B. Dills of Brooklyn.

A. D. Rockwell, Jr., sold a dwelling on Bayside terrace, Riverside, Conn. Ladd & Nichols of Greenwich, Conn., represented the seller.

The residence just completed by William Dansmore Kraft at Bronxville terrace, Bronxville, N. Y., has been sold to Harry Bausher, through George Howe as the broker.

Prince & Ripley, Inc., sold for Mrs. Eva Lovett Carson her residence at Riverview Manor, Hastings-on-Hudson, N. Y., to W. S. Thompson of this city.

Robert E. Farley Organization sold for the Interstate Building and Developing Company a house on Eighth st., Pelhamwood, N. Y., to George B. Mathes of New Rochelle.

Pell & Tibbits leased to W. W. Brooks of Brooks Bros. a water front place at Sands Point, L. I., for the Wampage Realty Company.

Market Brevities.

Joseph P. Day has been appointed agent for the Samuel Stores, Inc.; The Arrow Clothes Shops and The Millwards of New York, and has consummated leases for them in Allentown, Pa.; Gary, Ind.; Battle Creek, Flint, Jackson and Kalamazoo, Mich.

William H. Reynolds, who, with Irving T. Bush, is interested in the development of a new summer colony at Long Beach, has completed plans for the erection of one hundred new cottages to solve the summer housing problem. The Walsh-Farrell Realty Company reports that with a few exceptions nearly all of the smaller cottages have been rented at the bungalow colony.

BROOKLYN MARKET ACTIVE.

Realty Associates sold 1220 and 1222 Bedford avenue, Brooklyn, three four story apartments, to Abraham Maranoff through Nathan Levy; also 140 to 144 Prince street, three two story frame dwellings, 75x62.6, to Harris Barr, who intends to erect a motion picture theatre; 108 Montague street, a four story dwelling, 25x100, and 110 Montague street, a three story dwelling, 25x100, to Charles Charney through Jacob Richman.

Charles Partridge sold the three story dwelling at 1332 Pacific street, Brooklyn, for Michael M. Donovin.

F. C. Sauter Agency sold for the Grinnell Estate the three story dwelling at 596 Fifth street, near Ninth avenue, Brooklyn.

Samuel Galitzka & J. Lacov sold for Mrs. Weiner a two story semi-detached two family stucco house, 25x100, at 1436 East Thirteenth street, Brooklyn.

Meister Builders, Inc., purchased from Parshelsky Bros., Inc., six four story double flats at 336 and 346 Fourteenth street, Brooklyn, 150x100, through McCarty & Jones.

Jerome Property Corporation sold a two story house at 488 Tenth street, near Seventh avenue, for Elizabeth Williams.

Henry Pierson & Co. sold 576 Fifth street, Brooklyn, a four story single apartment, 23.6x110, for R. H. Petry.

J. D. Ranck's office sold through A. Mishkin and J. P. Denlinger, brokers, for the Elnard Realty Company residence at 1255 East Twenty-first street, Brooklyn, to L. Manchel; for B. Schwartz three family house, 1124 avenue J; for J. Cohen and J. Fagin two plots, 40x100 each, in East Eighth street, between avenues J and K; for Cathern O'Brien residence at 1920 East Seventeenth street to A. Mishkin; for Southside Realty Company four houses, west side of East Fifteenth street, 220 feet south of avenue I; for H. Hasselman dwelling at 893 East Fifteenth street to H. Peters; for Dr. Liscomb 30x100, vacant, in East Eighth street, north of avenue I, to I. Schmookler; for A. Solomon residence at 1177 East Eighteenth street to Max E. Levine; for Connelly Construction Company ten houses in west side of East Fifteenth street, between avenues K and L, and for Mary Mallon dwelling at 233 avenue J to Harry Schwartz.

A. S. Josephs sold for Dr. C. F. Du Bois to Henry Koch dwelling, 100x125, at 1044 East Fifth street, Brooklyn.

$400,000 PROFIT ON FIFTH AVENUE LEASE

Owner of 'House of Flowers' Rents to Shoe Dealers.

When E. E. Smathers, owner of Thorley's "House of Flowers" at the northwest corner of Fifth avenue and Forty-sixth street, recently reacquired his lease of the property and that of the Larimore Building, adjoining, at 1 West Forty-sixth street, from the Tiffin Products, Inc. (L. M. Boomer president), there was considerable speculation in Fifth avenue realty circles because it was known that the Tiffin Products lease was for $60,000 a year net. The answer to the riddle came yesterday when announcement was made that Mr. Smathers had released the properties to I. Miller & Sons, retailers of women's shoes, who will pay him $80,000 a year net for twenty-one years. In less than a week, therefore, Mr. Smathers turned over a profit of $400,000 to himself by the deal.

I. Miller & Sons, according to Brett & Goode Company, the brokers in the transaction, will pay about $25 a square foot a year for the plot, also taxes, assessments and carrying charges, or $3,000 a front foot, for this rather desirable Fifth avenue stand. As the structures are only five stories high, the rental is practically based on the land value and is regarded as an indication of a new standard of values for this section of the avenue. It is understood that the lessees contemplate the erection of a new twelve story store and office building on the premises. Mr. Smathers was represented by George Gascoigne in the transaction.

NOMINATES NEW OFFICERS.

Queensboro Commerce Body to Elect on April 9.

H. Pushae Williams, president of the First Mortgage Guarantee Company, has been renominated for president of the Queensboro Chamber of Commerce for the ensuing year.

The ninth annual meeting for the election of officers and directors will be held April 9. Both James E. Clonin and George H. Willcockson have been renominated as vice presidents. P. A. Rowley, vice president of the Bank of Manhattan Company, has been nominated for treasurer, to succeed William J. Hamilton, who has been treasurer for the last eight years. Mr. Hamilton asked to be relieved from the duties of the treasurership this year.

The following have been nominated for members of the board of directors for a three year term: John Adikes, John M. Demarest, Stuard Hirschman, Henry J. Mullen and Morris L. Willets.

Mr. Mullen and Mr. Willets are both new members of the board, the others being renominated. The committee in charge of the nominations included Maynard Spear, chairman; Clarence A. Ludlum, R. Randel Wangeman, Johnson Shipman and E. J. Tarof.

SOUTHAMPTON SALE.

Charles H. Sabin, president of the Guaranty Trust Company, purchased in the Shinnecock Hills section of Southampton, L. I., from the Sebonac Neck Land Company a tract fronting on Peconic Bay, adjoining the links of the National Golf Club of America.

AUCTION RESULTS YESTERDAY.

[AT 14 VESEY STREET.]
By Henry Brady.

17TH ST, 450 W, s s, 25x92, 5 sty tnmt—To plaintiff; $17,000.

By I. Lincoln Seide.

20TH ST, 338 E, s s, 22.6x98.9, 4 sty dwlg—To Mary E Bergen; $10,500.

CONTINUED BUYING OF BRONX HOUSES

Active Market for Improved Parcels North of the Harlem River.

B. H. Weisker sold for the Picken Building Company the apartment, 43x100, at 2291 University avenue, containing eight seven room apartments, which will be sold separately on the cooperative plan. Mr. Weisker has been appointed manager.

Five Story Flats Sold.

D. H. Jackson sold through a client of J. Pollatschek 867 Beck street, southwest corner of Intervale avenue, a five story apartment, 67x59 irregular.

Porter & Co. sold for the Wells Holding Company to Rubin Hafter the five story apartment, 50x100, at 532 Wales avenue.

M. Hoffman sold for Isaac Lowenfeld and William Prager to Isaac Mintzer and Rose Sacks a five story apartment, 60x100, at 1966 Honeywell avenue, containing five stores and thirty suites.

Isaac Lowenfeld and William Prager sold through Harry Fine to Abraham Pfeffenblum 1330 Intervale avenue, a five story apartment, 78x78.

John W. Peterson has sold for the Prager Realty Company to Harry Bleich the five story, new law house at 734 East 180th street, 24x100.

Dwelling Houses Bought.

A. D. Rockwell, Jr., and Pease & Elliman sold for Frederick Mundt to E. and C. Levy three story dwelling, 16.8x100, at 467 East 187th st.

Alfred J. Koch sold for the estate of Martin B. Fink, represented by Phillips & Avery, attorneys, the dwelling, 50x150, at the southwest corner of Kingsbridge av. and 234th st.

William H. Mehlich, Inc., sold the three story dwelling, 25x100, at 2817 Creston av. for the estate of Peter Ringer to John Sommer.

Other Bronx Sales.

Cahn & Cahn bought 17 and 19 Minerva place, two two family houses, 50x125, from D. Essig, through F. J. McRickard.

Edward Polak, Inc., sold for a Mrs. Stetzenberg 642 Faile st., a two family house, 25x100; for Michael J. Larkin to a Mrs. Heffernan, 2245 Bathgate av., a three family dwelling, 18.3x86; for Louis H. Maier to a Mr. Safferty, 326 East 236th st., a two family house, 27½x100; for William J. Diamond to Max Brody, 2202 Cedar av., a two family dwelling, 27½x100; for Max Sonshein to David Goodstein, 786 Elsemere place, dwelling, 25x100, and for Ernst Hippe to Michael Matlick, 1826 Crotona av., a three family dwelling, 25x119.

Max Marx sold to Fred. Frieden 4417 Third av., a three story building with stores and apartments, 25x100, through Ernest Califano.

Samuel Cowen sold for J. Kaufman 733 East 147th st., a four story flat, to Spitzer & Fixler.

Frederick J. Rullman Company sold for Katherine M. Olsen to Abraham Greenberg 1771 Monroe av., a two family house, 25x100.

NEW BUILDINGS.

Manhattan.

BROADWAY, n e cor 53d st, for a 2 sty theatre, strs and lofts, 102.7x214.7—52D St Corp, 1493 Broadway, owner; T W Lamb, 644 8th av., architect; $300,000.

GOERCK ST, 142, for a 1 sty storage shed, 20x100—J Raynor & Co, premises, owner; H Rosen, 140 Washington st, architect; $2,200.

Bronx.

CAULDWELL AV, w s, 53 s 158th st, 2 sty brick dwlg, str and garage, 50x30.8 ft—John J O'Leary, 2218 University av, owner; John De Hart, 1059 Fox st, architect; $5,000.

LA SALLE AV, n s, 311 e Tremont av, 2½ sty brick dwlg, 17x44 ft—Elizabeth King, 2828 Coddington av, owner; Anton Pirner, 2069 Westchester av, architect; $7,000.

138TH ST, s e cor Willow av, 6 sty brick factory, 125x100 ft—Advance Mfg Co, owner; Arthur Josephson, 511 East 72d st, president; Jacob J Gloster, 44 Court st, Brooklyn, architect; $215,000.

ALTERATIONS.

Manhattan.

DELANCEY ST, 123, to a 4 sty loft and str—S P & D Warshaw, premises, owner; B H & C N Whinston, 2 Columbus Circle, architects; $9,500.

FRANKFORT ST, 59, to a 6 sty office and loft—General Hide and Skin Corp, premises, owner; Palmer & Plowsky, 63 William st, architects; $10,000.

MADISON AV, 146, to a 5 sty dwlg—L Elson, 31 East 27th st, owner; M J Harrison, World Bldg, architect; $15,000.

ORCHARD ST, 93, to a 5 sty tnmt—I & C Itskowitz, 90 Orchard st, owners; C M Straub, 147 4th av, architect; $4,000.

RIVERSIDE DRIVE, 460 to 464, to a 13 sty apartment—A I Kaplan, 16 Exchange pl, owner; Kaufman & Levine, 159 Remsen st, Brooklyn, architects; $40,000.

WALL ST, 78 and 80, to a 13 sty office—Pacific Development Corp, premises, owner; Steel Structures Co, 214 W 34th st, architect; $3,000.

4TH AV, 414, to a 4 sty loft and str—Murida Realty Corp, premises, owner; L A Sheinart, 194 Bowery, architect; $6,000.

14TH ST, 231 E, to a 5 sty office and str—Italian Labor Centre Realty Co, premises, owner; M W Del Gaudio, 2755 Creston av, architect; $30,000.

46TH ST, 136 W, to a 4 sty store and rooms—A B Humason, premises, owner; Terwilliger & Bohn, 452 5th av, architects; $4,000.

Bronx.

WESTCHESTER AV, w s, 139 n Junet Jackson av, 2 sty brick studio, irregular—Jackson Film Studio Corp, owners; Wm H Weissager, 1431 Broadway, president; Herbert J Krapp, 116 East 16th st, architect; $15,000.

LINCOLN AV, n w cor 134th st, 4 sty brick factory, 37½x60 ft—A B Cameron Piano Co, 267 East 133d st, owner; Albert E Davis, 258 East 138th st, architect; $8,000.

REAL ESTATE AT AUCTION.

JOSEPH P. DAY, Real Estate, Auctioneer, 67 Liberty St., N. Y. Phone Cort.—744.

JERE JOHNSON, JR., CO., Auctioneers, 193 Montague st., Brooklyn, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

$2,500,000 TO LOAN
on mortgages, Manhattan, Brooklyn, Queens; will make building and permanent loans;
ANY BOROUGH.
DUROSS COMPANY,
156 Broadway. 'Phone 5180—Cortlandt.

MONEY procured, first, second mortgages. PEARSON & SONS, 424 East 7th st., Brooklyn; write, call after 7.

$4,500 wanted on bond and mortgage, 6 per cent.; New Jersey residence. F. C. SCHALL, room 1013, 120 Broadway.

CITY REAL ESTATE.

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217 Broadway. Telephone Barclay 2730.

Lewis H. May Co. REAL ESTATE, 18 W. 27th St., N. Y.

J.B. WOOD CO. Inc., Real Estate Specialist, 2209 7th av. Tel. Morn. 2220

DOUGLAS L. ELLIMAN & CO., 414 Madison av., New York.

WM. A. WHITE & SONS. 46 Cedar st. Tel. 5700 John.

From Battery to 14th St., Inclusive.

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Eight Story Office Building, about 25,000 sq. ft. space.
Possession of entire Building
MAY, 1920
Price $360,000 Mortgage $225,000
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Beekman and Gold Streets
An all light, seven story business building, two corners, whole block front, elevators, heat, &c. Possession of nearly all space May 1st, 1920. About 13,000 sq. ft. available. Building will rent for about $37,500 May 1st.
Buy now and own your own building before leases are renewed.
Price $200,000. Mortgage $125,000
Terms reasonable.
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205 & 207 Duane St.
Each 26x58
5 story buildings
Possession May 1, 1920
Price $37,500 each
CHAS. F. NOYES CO.
92 William St. Phone John 2000

35 & 37 ROSE STREET FOR SALE
Possession of Store and Basement and 3 floors May 1, 1920. A modern 7 story building with heat and elevator, containing 2,000 sq. ft. per floor.
$15,000 cash required.
Wm. H. Whiting & Co., 41 Park Row

LOFT building, six stories, Prince st., 25x95.6; rents, $6,400, short leases; price $45,000. SHARUM, 170 Broadway.

POSSESSION immediately, sale or lease, entire two buildings, 174 and 175 South st., corner of Roosevelt; storage or manufacturing. SHEA, 136 Lafayette av., Brooklyn.

Above 14th St. to 59th St. (Inclusive), East River to North River.

ON WEST 14TH ST., NEAR 7TH AV.
7th av. subway express station at corner; four story building, 25x103 ft., suitable for alteration into stores and lofts; possession April 1st; central, convenient location for almost any business; price low; terms easy (may lease). Owner, WILLIAM D. KILPATRICK, 149 Broadway.

23D STREET, NEAR 4TH AVENUE
Five Story Office and Showroom Building,
28x110
Possession 4 Floors Immediately.
Suitable for Mercantile Concern or Any Business.
Price $125,000. Terms.
JOHN P. PEEL CO., 362 W. 23d St.

LOFT building, 25x92, 7 story, in 30s, near 6th av.; possession May 1; rents $20,000, old rents $11,000; first mortgage $40,500; price $85,000. H. L., 104 Sun-Herald Harlem.

LOFT building, 10 stories, below 20th st., near 5th av., 26x92, mortgages $119,500; price $160,000. L. B., 103 Sun-Herald Harlem.

2 BUILDINGS ON 21ST ST.,
143-145 West. Easily altered for business. Possession May 1, 1920. Price and particulars LOUIS SCHRAG, 143 WEST 23D ST.

151 East 56th st.—19x100, five story American basement residence, four baths, butler's pantry extension, hardwood floors and electric light; possession June 1; price $50,000. PEASE

[illegible] LEXINGTON AV., adjoining corner of 56th st., 18 feet wide; three story and basement; possession May 1; can be bought right; terms to suit. PEASE & ELLIMAN, 340 Madison av. 'Phone 6200 Murray Hill.

REAL ESTATE AT AUCTION.

THEATRICAL BOARDING HOUSES

When the Shopping and Theatre district was on Broadway, between 23rd and 34th Streets, the side streets west of Broadway became the Theatrical boarding house district.

Property in that district has Since That Time, Tripled in Value.

Theatrical boarding houses have always preceded a great increase in the values of properties in the district in which they have been located. 45th and 46th Streets, west of Broadway and Eighth Avenue, are largely Theatrical boarding houses today.

This is the best indication that they will rise tremendously in value in the future

The Shopping, Hotel and Theatrical centre of New York is settled for all time.

THAT IS THE DISTRICT FROM 34th TO 59th STREET BETWEEN 3rd & 10th AVES.

THIS IS THE HEART OF NEW YORK

It is in this district, where the old type of buildings still remain, which can be improved for business or dwelling purposes, that the surest profits will be made

Supreme Court Partition Sale, Charles F. Brown, Referee of the

HENRY ASTOR TRUST ESTATE

West 45th Street	No. 239, 241, 243, etc., to 267, inclusive.
West 46th Street	No. 148 & 150; 252-266, 304-350, 358-372, 357-373.
West 48th Street	No. 516 & 518. West 49th Street No. 447, 449, 463 & 465.
West 50th Street	No. 454, 456, 458, N. E. Cor. 12th Ave., 641, 643 & 645.
8th Avenue	No. 489, 503, 537, 607, 724 to 742, 725 to 731, 884.
9th Avenue	No. 650 to 658.
10th Avenue	No. 689, 714 to 720; 726 to 732. 3rd Avenue No. 704.

Most of the leases on the above property expire May 1st, 1920.

Land only under the following buildings is to be sold, subject to leases expiring at dates, from May 1st, 1920, to May 1st, 1931. Some with renewal privileges.

Broadway	No. 1531, 1533, 1535 & 1537, N. W. Cor. 45th St. (Astor Theatre).
West 45th Street	No. 211 to 225 (Bijou & Morosco Theatres).
West 47th Street	No 503 to 521. West 48th Street No. 504 to 514.
West 49th Street	No. 457 to 461.
West 50th Street	No. 442 to 452; 647; land adjoining N. E. Cor. 12th Ave.
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