City Real Estate—For Sale.

Manhattan.

Above 14th St.—5th Ave. to East River.

BLY & BERSHFIELD, 1293 BROADWAY, offer three five-story apartment houses, with four stores; lease 38x80 on upper 5th ave. Full lots; fully rented and leased to permanent tenants; will net 20 per cent upon investment; in perfect order; will sell for less than cost of construction to-day. Little cash required.

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

F. R. WOOD,
368 Columbus ave. Telephone, 178 Riverside.

A modern, seven story, three families on floor, Broadway apartment house.

A modern six story apartment house, near Riverside drive; must sell at once.

Small five story ten family house in 90s, at a great snap for small investor.

Good lots, tenements and private dwellings on upper West Side.

Always in from 2 to 12.

F. R. WOOD,
368 Columbus ave. Tel., 178 Riverside.

A GILT EDGE INVESTMENT.

Two elegant flats, with stores, near 42d st., on 8th ave.; mortgage at 4½ per cent; terms to suit. GEOGHEGAN, 423 9th ave.

A RARE OPPORTUNITY.

Corner, on 10th ave., near 34th st.; full lot, 5-story brick; asking $25,000. GEOGHEGAN, 423 9th ave.

BARGAIN—$4,500 cash will buy a five-story 3-family flat (new), 225 West 27th st.; all modern improvements; hot water supply; rents for $320 a month; mortgage $21,500. C. W. WALDRON, 503 West 125th st.

Washington Heights—Above 125th St., West of 8th Ave.

GREATEST BARGAIN ON
WASHINGTON HEIGHTS

Four sold of the 17 and 18.6 four-story American basement and three-story high-stoop private dwellings on the east side of

Hamilton Terrace,

Between 141st and 144th Streets, first street west of St. Nicholas Ave.

The Only Restricted Street

North of 125th St.

Call and examine these houses in this beautiful, healthful and growing neighborhood. Always open.
JOSEPH COAR, Builder.

Miscellaneous.

All those having property for sale or to exchange would do well by sending full particulars to the office of

Mordecai & Hibbard,
696 Columbus Ave.,
Cor. 94th St.

ATTRACTIVE, well-built houses; all latest improvements; 50 minutes from Park row; macadamized streets and sanitary sewerage; fare five cents; prices $2,800 and upward on easy monthly installments. FOLSOM BROTHERS, 835 Broadway.

BARGAIN for builder; apartment house; finest street West Side; badly arranged and needs remodeling; exchange. ROBT. APPLETON, JR., 11 Pine st., New York.

3-STORY brown stone, 128th st., 7th and 8th aves.; price, $12,000; 17x50, lot 100. BARNETT & CO., 19 East 125th st.

$2,000 CASH or exchange will purchase 4-story West Side private; subject first mortgage $11,500. ROBT. APPLETON, JR., 11 Pine st., New York.

Bronx—Sale or Rent.

One Family House. Easy Terms

1822, 1825 Crotona ave., near 175th st., containing 7 rooms and tiled bath room, nickel-plated plumbing and all improvements; convenient to L, trolley; low price. LEITNER & MARKS, 3d and Wendover aves.

BARGAIN—COME QUICK.

Four-story detached house, containing 14 rooms, on lot 30x115; price, $5,900; Bathgate ave., near office. HAYNES, 3d ave., 174th st.

HANDSOME one and two family houses, $2,500, $13,000; easy terms. COSTELLO, Builder, Garfield st., Bedford Park.

$15,000—HOUSE AND STABLE, corner of Southern Boulevard and Briggs ave., Bedford Park; lot 75x100; house, 11 rooms and bath; hot water, heat; all improvements. DR. DOWE, Southern Boulevard, Bedford Park.

Brooklyn—Sale or Rent.

A PERFECT LITTLE GEM—Modern frame house, fine location, beautifully decorated, great bargain; price, $3,900; immediate possession; inspection EDWARD GROTECLOSS, 541 De Kalb ave., Brooklyn.

McKENNEE'S Real Estate Advertiser and Home Guide; contains from views, floor plans, full particulars of Brooklyn houses, all styles, including many advertised in papers; price 10 cents. McKENNEE BROS., 164 Montague st.

$2,100 WILL buy 1623 Atlantic ave., near Troy ave.; two-story basement frame two-family house. Inquire on premises, or of CONDUCT, 32 Broadway, Manhattan.

$2,400 WILL buy 1841 Dean st., near Buffalo ave., recently foreclosed under mortgage $2,300; two sets improvements; house open; easy payments.

Real Estate—Out of the City.

Westchester—Sale or Rent.

Only Ten Cents per Week.

Ten cents per week will pay for and $115 will buy choice lot at Sherman Park, near White Plains, Westchester Co.; improvements; sound titles. SHERMAN PARK CO., 107 Broadway, N. Y.

Long Island—Sale or Rent.

JUST ONE MINUTE!

Are you aware of the fact that we own and control some of the very CHOICEST acreage property on Long Island? On the north side, only 90 minutes out, close to station and all conveniences. As good soil as can be found on the island. Land gently rolling; well drained; very fine soil suitable for cultivation. Plots of ½ to 10 acres each on weekly payments of $1 or more. Cleared land, partly cleared or all woodland as desired; also have improved farms of 10 to 100 acres. Write to us or call for fuller information. RISLEY, J. & CO., Chatham st.

New Jersey—Sale or Rent.

XMAS at HOME.

Can You Honestly Say So?

Resolve That It Be So Next Xmas.

This Christmas present your family with lot we give in Orange Mountain town; hour from city, 10c. fare; we build your home at rates you now pay rent. MANDEVILLE MANOR, 103 West 104th st.

$5 BUYS BUILDING LOT.

Positively this week only; suburban town, near station; instalments, 50c. weekly. APPLEBY, 10 Wall st.

Miscellaneous.

A Good Middle Winter Bargain
HOUSE, FARM, ETC.

Five acres cleared, 10 acres wood, $690. You can buy all or divided. $50 down, balance as easy as rent, say $5 up monthly. I close this out to refine. If you want a genuine bargain near New York, an hour's ride, finest soil, garden truck, chickens, etc., buy this. Work nearby and all accommodations in walking distance. Call for map and detailed directions within 3 days to the proprietor, 794 Broadway, Brooklyn.

PUNTA GORDA, FLA.—1,074 acres land; pine timber and cleared; frontage Myakka River; $3,000. HALL, 1309 Broadway.

TEN-ROOM cottage, near city, rent $1.00 for one year. Particulars furnished. CHOICE REALTY, box 1764, city.

Real Estate Wanted.

ATTENTION! If you want to sell your business or property quick call BIBER, 204 E. 19th st.

COUNTRY residence or small farm for personal residence, convenient to New York City; neighborhood of $7,000. WATSON, Journal, uptown.

FREE AND CLEAR country place for honest equity in a paying city apartment house; send particulars. ERNEST TRIBELHORN, 302 Broadway.

SELL or exchange any kind business houses, lots, farms; no advertisement charged. WAGNER, 23 Irving place.

WANT free and clear lots, Brooklyn, for unencumbered country place, valued at $14,000; might take Brooklyn residence. ERNEST TRIBELHORN, 302 Broadway.

WANT elevator apartment house, equity to the about $40,000; can offer free and clear Brooklyn property. ERNEST TRIBELHORN, 302 Broadway.

WANT to purchase house in St. Mark's section. Owners must be real equity. A. F. DUCRET, 99 Nassau st., New York.

Real Estate to Exchange.

THREE good two family four story houses in 90s; well rented; equity $20,000; want good flats; will add cash; write, or call, 9 to 12.

F. R. WOOD,
368 Columbus ave. Tel., 178 Riverside.

A DESIRABLE FLAT, with stores, on 9th ave., near 34th st.; will take small private house as part payment; mortgage at 4* per cent; equity $12,000. GEOGHEGAN, 423 9th ave.

A BEAUTIFUL private house, 130th st., near 5th ave., for tenement or business property; will add cash. BARNETT & CO., 19 East 125th st.

BUILDERS—Six lots on 126th st., 150 feet west Amsterdam ave. $65,000 or exchange. APPLETON, 11 Pine st., New York.

BROOKLYN two-story stone dwelling, equity, $1,500; owner wants flat. A. F. DUCRET, 99 Nassau st., New York.

BARGAINS for cash or exchange in New York; either vacant lots, tenements, private houses, apartments or business. APPLETON, 11 Pine st.

FOR lots or small residence, splendid double flat near Prospect Park; modern in every detail; always fully rented to eight tenants at $2,400; price, $22,750; mortgage, $11,000. Send particulars of your holding to GEO. E. LOVETT & CO., 30 Court st., Brooklyn.

FOR unencumbered country or suburban place, equity of $40,000, in Brooklyn Heights; flat and bachelor apartment property; price $70,000; rental, $7,128. GEO. E. LOVETT & CO., 28 and 30 Court st., Brooklyn.

FIFTEEN per cent net profit on an investment of $1,250; fine brick flats; good German neighborhood. FENWICK B. SMALL, 1260 Broadway, Brooklyn.

FIVE story building, full lot, Greenwich st., below Chambers; for private house or country seat. RIPPLE, 95 Liberty st.

FIVE story business building, near downtown postoffices, rented, exchange for country seat or private house. RIPPLE, 95 Liberty st.

FLUSHING LOTS, fine location, $2,600, equity, $1,500; owner wants Brooklyn property. A. F. DUCRET, 99 Nassau st.

FOUR LOTS, 124th st., near Boulevard; $44,000; easy terms to builder; might exchange. APPLETON, 11 Pine st.

FREE AND CLEAR lots in 24th Ward, large plot, must divide; what can you offer? ERNEST TRIBELHORN, 302 Broadway.

FREE and clear—Five-story brick business building, Peck Slip; price, $48,000; exchange for tenements; principals. F. A. CURRY, 59 Liberty st.

FREE AND CLEAR Brooklyn property, value, $38,000; want corner or elevator apartment house in city. ERNEST TRIBELHORN, 302 Broadway.

GENTLEMAN'S residence, with vegetable, fruit, poultry farm, beautiful lake; want city residence, income property or established business. J. TAYLOR, 203 Broadway.

HANDSOME 5-story three-family flat, east of 8th ave., near 34th st.; will exchange for small country place and cash; mortgage at 4½ per cent; all rented. GEOGHEGAN, 423 9th ave.

LARGE plot of lots below 23d st., near 6th ave., can be traded for flats or tenements. RIPPLE, 95 Liberty st.

LOAN company having income property, Jersey City, might exchange for good tract lots, suitable building small homes. JEWELL, 171 Broadway.

MONTCLAIR, N. J.—Plot ground, good location, $7,000; unencumbered; owner wants West Side tenements. ROBERT APPLETON, JR., 11 Pine st., New York.

MODERN New York duplex dwelling, equity, $5,500; owner wants suburban property. A. F. DUCRET, 99 Nassau st.

NEW American basement house, West 145th st., cash value $18,000, equity $4,500, for small suburban dwelling. JEWELL, 171 Broadway, city.

NEW 3-story and basement house; price, $11,000; mortgage, $5,500; will take small house. PEACE & SON, 335 Flatbush ave., Brooklyn.

PERFECT GEM—Dwelling, near 125th st., $14,000; mortgage, $8,000; want small unencumbered Brooklyn house or flats. ALFRED KUHLKE, 203 Broadway.

RARE OPPORTUNITY—We will exchange private houses, flats and business property, well rented, for vacant lots in Manhattan or Bronx. BARNETT, 19 East 125th st.

RAHWAY farm, $20,000, unencumbered; owner wants Italian tenements. ROBERT APPLETON, JR., 11 Pine st., New York.

SUSQUEHANNA, PA.—Farm, 400 acres, $12,000, encumbered. Owner wants New York flat. ROBERT APPLETON, JR., 11 Pine st., N. Y.

SUPERB site on 60th st., opposite Bloomingdale's, 40x100, with old houses; will trade for flats. RIPPLE, 95 Liberty st.

TWO LOTS, 124th st., near Columbus ave., suitable apartments; $22,000; might exchange, easy. APPLETON, 11 Pine st., New York.

TWO unencumbered farms, good buildings, one Sullivan County, one Saratoga; price, $12,000; want flats or tenements. ALFRED KUHLKE, 203 Broadway.

TEN per cent net return on investment of $3,500; Broadway business property; best location. FENWICK B. SMALL, 1260 Broadway, Brooklyn.

TO prevent foreclosure, quick trade, 7-story building, rented, Houston st.; encumbrances, $63,000; what is offered? ALFRED KUHLKE, 203 Broadway.

UNENCUMBERED—Four full lots, vicinity 135th st. and Lenox ave., for well located tenements; principal. F. A. CURRY, 59 Liberty st.

WILL entertain proposition for exchange, part cash, for one of the best paying seven-story East Side tenements; no vacancies; rents, about $5,600; send particulars. ERNEST TRIBELHORN, 302 Broadway.

WANT part cash for one or two private houses, choice location; rents, each, $1,100; mortgage, each, $10,000. ERNEST TRIBELHORN, 302 Broadway.

134TH and 135th st. lots, near Madison ave.; $8,000 to $10,000 each; easy terms; exchange. APPLETON, 11 Pine st., New York.

23D WARD—Vacant ave. front, free and clear; value, $70,000; exchange for well located tenements; principals. F. A. CURRY, 59 Liberty st.

$10,000 EQUITY in two West Side lots, mortgaged $4,500 each; want paying income property; send particulars. ERNEST TRIBELHORN, 302 Broadway.

$25,000 EQUITY, in Manhattan ave. corner store property; what can you offer? ERNEST TRIBELHORN, 302 Broadway.

$3,000—FREE and clear farm; owner wants Brooklyn property in exchange. A. F. DUCRET, 99 Nassau st., New York.

Real Estate Loans.

MONEY loaned on Brooklyn property, repaid by monthly installments if desired. New scheme and worthy of your inquiry. MANSON L. SMITH, 20 Court st., Brooklyn.

MONEY to loan in suburbs, 6 per cent, $2,000 to $8,000; improved only. C. H. JEWELL, 171 Broadway.

FARMS—For Sale.

CALIFORNIA—Improved and unimproved fruit, vineyard lands, Southern California; beautiful home; Santa Barbara; Colony Lands, near Riverside. W. H. MARTIN, room 1014, 71 Broadway.

Business Property to Let.

South of 14th Street.

CHURCH st., 29, near Cortlandt st., to rent or exchange for uptown property; 3 floors, 25x100; convenient location for authors of any business. Inquire 20 Broad st., room 1002.

ELEGANT stores and basements in the new building, southwest corner Avenue B and 2d st.; finest and best equipped building in the neighborhood; metal ceilings, electric lights, etc. Particulars on premises, or of owner, F. DINKELSPIEL, 216 East 60th st.

FIRST loft to rent, 34 Church st., for any business, specially suitable printing. Inquire 20 Broad st., room 1002, or second loft, premises.

GREENWICH AVE., 75½—Basement, newly fitted up; good opening for shoemaker, etc. Inquire 178 8th ave.

LARGE and small stores; also basement; cheap rent. Apply 193 Elm st. and 14 Marion st.

NEW corner building; cleanest, lightest lofts in city; any size space; power, steam heat, elevator; reduced rent. Apply HUXFORD CO., 105 Walker st.

REAR PART OF STORE, 15 BL 40; LOW rent. 193 Greenwich st., between Fulton and Dey.

$25 WILL rent beautiful light office, large windows, at 39-41 Ann st. Apply 95 Liberty st., room 703.

East Side.

FLOOR of 3 rooms, suitable for small club; near Grand Central Depot. WELTON, 52 E. 41st st.

LOFT, with or without power, 20x40; near Grand Central Depot. WELTON, 52 E. 41st st.

TO LET—Store and basement; apartments in the rear. Inquire 403 East 34th st.

48TH ST., 307 EAST—Double store, suitable any business; will divide; reasonable rent. Janitor on premises.

81ST ST., 520 EAST—Large, light store, with rooms adjoining; good location for butcher or fancy goods business; $25.

110TH ST., 60 EAST, near Madison ave.—Store and basement, suitable for stationery, cigars, tailor or plumber.

West Side.

A LARGE AND AIRY FACTORY,
LIGHT FOUR SIDES;
30 HORSE POWER ENGINES; STEAM HEAT;
five lofts, 50x100; elevator;
corner 12th ave. and 30th st.
Apply to
JOHN JORDAN & SON,
449 West 28th st.

409, 411 West 14th St.

DESIRABLE 4-STORY BRICK BUILDING, also 50x85x200; elevator, power; will give long lease to desirable tenant. Apply on premises.

409, 411 West 14th st.

DESIRABLE 4-STORY BRICK BUILDING, size 50x85x200; elevator, power; will give long lease to desirable tenant. Apply on premises.

A Grocery Store.—Rent $15.

Plate glass store, one business, 521 West 27th st., near 10th ave.; newly fixed up. See housekeeper.

Desk Room, 100th St. Nicholas Ave.

Large or small space as desired; plumber's office.

Business Property to Let.

West Side.

ATTRACTIVE STORE, with living rooms; excellent location. Rent $25. Suit any business. 502 West 52d st.

STORE FIXTURES, 3 rooms to let; for any business; $16 month. 411 West 41st st.

14TH ST. AND 9TH AVE.

Desirable stores with basements, steam heat, good light, sidewalk, awning, elevators; suitable any wholesale business; reasonable rent; alterations. DUROSS, 242 West 14th st.

Miscellaneous.

LOFTS—A large number at low rents. RULAND & WHITING, 5 Beekman st.

MANUFACTURING PROPERTY for sale or to let; a substantial two-story brick building, 40x100 ft., with high ceilings, new 100-horse-power boiler and engine, shafting, steam heating, water sprinklers, gas piped; two commodious store houses and other buildings, the whole occupying about seven city lots; situated near two freight depots in Paterson. Apply to J. C. TODD, Paterson, N. J., or 203 Broadway, Mail and Express Building, New York.

Borough of Brooklyn.

AT $30 MONTH—Wide store, 89 Fulton street, Brooklyn, bet. ferry and Bridge. RULAND & WHITING, 5 Beekman st.

HICKS ST., 368, BROOKLYN—Large store to rent; $16; will decorate to suit tenant.

Houses to Let—City.

Unfurnished.

Houses & Flats—WM. STONEBRIDGE (office), 951 E. 184th st., near 3d ave.

ATTRACTIVE cottages, New York City, 8 rooms; all improvements; rent $15. SAAME, 315 Madison ave.

COSY, detached cottages; seven rooms; improvements; rent $20 month. Call on BURTON, 81 East 125th st.

Houses to Let—Out of the City.

Unfurnished.

PATERSON PROPERTY.
118 Madison ave., ten rooms, $17 per month.
226 Pearl st., four rooms, $10 per month.
87 Sumner st., five rooms, $10 per month.

10-ROOM houses; all improvements; suitable for one or two families; 12 minutes from Hoboken ferries, Rutherford cars. 26 Hamblet place, Jersey City Heights.

Flats and Apartments to Let

Unfurnished—East Side.

NEW FLATS, 206, 208, 210 EAST 123D STREET; FOUR LARGE ROOMS AND BATH, ALL EXPOSED PLUMBING; HALLS AND BATHROOMS STEAM HEATED; ALL ROOMS LIGHT, AIRY AND ELEGANTLY DECORATED; HOT WATER SUPPLIED DAY AND NIGHT. RENTS $16.00 TO $19.00.

A.—A.—TO LET. TO LET.

Free rent to January 1.
Elegant 3-room apartments.

$8 AND $9 PER MONTH.

Apply janitor, 1844 2d ave., near 95th st.

APARTMENT—3 large rooms; excellent order; 327 East 48th st.; rents, $7.00 and $8.00. Janitor, on premises; or KYLE, 610 3d ave.

AVE. A, 173, cor. 11th st.—3-room apartments; bright rooms; all improvements; rents low. Janitor.

ELEGANT APARTMENTS in the new building, corner Ave B and 2d st.; all the latest improvements; 3 and 4 room apartments. Particulars on premises or of owner, F. DINKELSPIEL, 216 East 60th st.

ELEGANT single flat, 7 rooms, latest improvements, private hall, newly decorated, etc., $25. WALLACH, real estate office, 240 East 79th st.

1ST AVE. 1562-1568—Five-room flats, $13-$14. Apply to janitor, 1566 1st ave.

2D AVE., 1881, cor. 97th st.—Four light rooms; stationary tubs; near elevated; $8 to $11.50. Janitor.

3D AVE., NEAR 107TH ST.

Flats of 5 large rooms and bath, with all improvements; "L" station on corner; rents, $15. TAYLOR, 209 East 107th st.

10TH ST., 224 EAST—One three room apartment left; hot water, gas range, rooms all light.

16TH ST., 617-619 EAST—New houses; all improvements; three rooms $9 and $10; rent free to January 1.

17TH ST., 616-618 EAST—New houses, three rooms; all improvements; $9, $10; free to 1st.

22D ST., 421 EAST—Four and five large rooms; rent, $7-$9. Housekeeper, first floor, front.

324 to 328 EAST 34TH ST.

Elegant flats, 4 rooms, improvements; rents, $12 to $16; best value in the city. D. W. MULLINS, 157 East Broadway, or janitor.

44TH ST., 311, 313, 315, 317 EAST—Clean apartments of 2, 3 and 4 rooms, $9.50, $10.

59TH ST., 329 EAST, between 1st and 2d aves.—Floor of 5 rooms; tubs, gas; $15.

HALF A MONTH FREE.

Elegant 6-room flats, newly carpeted; decorated throughout; $22 monthly. 318-326 East 62d st. Janitor.

72D ST., 329 EAST—Apartments, three and four rooms; improvements; rent, $8 to $12. Janitor.

73D ST., 219-221 EAST—Apartments, three, four rooms; excellent condition; with improvements, $8-$16.50; half month free.

81ST ST., 504 EAST—Attractive flats, 4 rooms and bath; hot water supply and all improvements; private and public halls; carpets; $14-$15; 4-room basement, $8.

83D ST., 240 EAST—Charming apartments; 5 rooms and bath; 2d floor; $20. Apply on premises.

87TH ST. AND EAST END AVE.—6 rooms, bath, steam heated; rooms fronting park, $21 up.

88TH ST., 210-214 EAST—Sitting room, kitchen, bedroom; light; newly decorated; rents, $9, $10.

89TH ST., 234 EAST, near 3d ave.—5-room flat, all improvements; rent $19. See janitor, or SCHINDLER & LIEBLER, 1361 3d ave.

90TH ST., 172 EAST—Seven light rooms, in good order, mirrors, etc.; $28. Janitor.

ONE MONTH FREE.

94TH ST., 152-172 EAST—Steam-heated apartments, seven and eight rooms (large parlor and dining room); all improvements; rent, $27. Janitor.

100TH ST., 206 EAST—Four rooms, bath; all improvements; rent, $13 up. Inquire on premises.

208-10-12-14 AND 234 EAST 106TH ST.—4 rooms and bath; also 225 East 105th st.; cheap rent. Inquire of janitors.

107TH ST., 54 EAST—7 rooms, bath; halls heated; house thoroughly renovated; one flight, only $21; two flights, only $20; no children. See janitor.

107TH ST., 82-84—5 light, clean rooms; improvements; 1-4 flat; $15.

232-234 E. 114TH ST.,
New Modern Apartments.

4 large light rooms and bath; hot water supply; steam heated; moderate rent; apply on premises.

114TH ST., 62 EAST—Flat, 6 large, light rooms, bath, etc., only $17 rent; one month free.

115TH ST., 8 EAST—Four rooms and bath, hot water supply; all improvements; small family. Inquire janitor.

115TH ST., 9 EAST—5 fine rooms and bath; private halls; hot water supply; only $18.

JUST COMPLETED.
New Modern Apartments.

13, 15, 17, 19 EAST 119TH ST.—6 rooms and bath; all light; elegantly decorated; private halls; steam heated; hot water supply; moderate rent.

119TH ST., 2 EAST—5 rooms, bath, hot water, rent $18-$21. SCHNUGG, 78 East 90th st.

119TH ST., 113 EAST—For small families; 4 rooms, all improvements; halls heated; $12-$15.

123D ST., 163-165 EAST—Nice, light apartments; 4 rooms and bath; all improvements.

124TH ST., 312, 314 EAST—Very attractive apartments, 7 rooms, bath, newly decorated; prices $25, $30.

Unfurnished—West Side.

A FEW desirable, light, cheerful apartments; four rooms; all improvements; in excellent order; rent $18 to $22. 33, 35 and 37 Grove st. JAMES KYLE & SONS, 610 3d ave., or janitor.

Flats and Apartments To Let.

Unfurnished—West Side.

A.— FLATS. A.—

LIGHT, WELL VENTILATED FLATS, rents $25 to $35; hot water supply. Apply on premises, 402 West 58th st., or J. E. WHITAKER, Broadway, near W. 74th st.

APARTMENTS, six rooms, bath; all improvements; all light; $27. 193 Elm st. and 14 Marion st.

AMSTERDAM AVE., 207 West 83d st.—Flat, 5 elegant rooms; sight through; improvements; $16. Janitor.

AMSTERDAM AVE., 349—Apartments, $20 up; steam heated, hot water; 4 and 5 rooms, bath. Janitor.

AMSTERDAM AVE., 903—Five rooms and bath; steam heat, hot water supply; rent $20.

CHRISTOPHER ST., 24½, near 6th ave.—$8 monthly for two rooms, all improvements, except bath; $16 for six rooms, same improvements; $25 for ten rooms, same improvements. Key at 32 Broadway, room 124.

COLUMBUS AVE., 609, near 89th—Attractive four rooms and bath, $17; one flight; desirable family only.

JONES ST., 7, near West 4th st., 6th ave.—3 and 4 room apartments; $11, $14.

LENOX AVE., 146—Elegant 6 rooms, bath; all improvements. Janitor or B. LATZ, 1800 Madison ave.

LEROY ST., 60, near St. John's Park—Apartments, two, three rooms, with improvements; excellent condition; $10.50; half month free. Mrs. Cunningham, janitor.

MORTON ST., 17 AND 19—Attractive apartments, three and four large rooms, in good order; rent $11 to $16. JAMES KYLE & SONS, 610 3d ave.

7th Ave., N. W. cor. 27th St.

Elegant all running through apartments, 5 rooms, bath; all decorated; steam-heated halls; selected tenants; reasonable rents. Inquire office, next door, 205 West 27th st.

8TH AVE., 2449, near 131st st.—4 and 5 rooms; private halls; ranges, tubs; $10, $12.

16th St., 431 WEST—Newly cleaned 2 and 4 room flats, $6 to $10.

16TH ST., 333 WEST—Large 4-room apartment; all improvements; $16; inducements.

16TH ST., 423 WEST—Large 3 and 4 room apartments; prices $6 to $11.

19TH ST., 7th and 8th aves.—Desirable floors of 4 and 5 rooms each; near central business location; no car fare to pay; rent, $15. Estate Samuel Phillips, 214 West 19th st.

22D ST., 218 WEST—Richly decorated 5 rooms; bath; steam heat; hot water supplied; $34. Janitor.

A.—23D ST., 2D FLOOR, $30.00,

Near 6th ave. 157 West 23d st.

The "George" Apartments, $7.50.

3 rooms with water and washtub; toilets in halls; halls newly oilclothed; everything new, clean and freshly painted. Mrs WRIGHT, housekeeper, 521 West 27th st.

27th St., 519 WEST—Newly cleaned 3 and 4 room flats, $9 to $11; improvements.

27TH ST., 448 WEST—Three-room flat; newly painted; improvements; halls carpeted; $10, $12. Janitor.

27TH ST., 455-457-459 WEST—Three and four large, all light rooms in nicely kept house; good location; three weeks free; rent $10 to $13.

33D ST., 239 WEST—Through floor, 4 rooms; gas and water; no improvements; $14; newly decorated.

36TH ST., 363 WEST—Four large, light rooms and bath; all improvements; richly decorated; $19. Janitor.

41ST ST., 221 EAST—Four light rooms, second floor; bath, gas, new range; $17.

56TH ST., 414, 416 WEST—Large 3 and 4 room apartments; price $9 to $11.50.

60TH ST., 139 TO 147 WEST—One block from Central Park; three and four large rooms; rent $10 to $12. Two weeks free.

61ST ST., 110-112 WEST—Seven rooms, bath; heated; scenery; $35 to $40; reasonable rent; janitor. DUROSS, 242 West 14th st.

62D ST., 235 WEST—One month free—3 or 4 beautiful rooms, improvements, only $8.50 and $10.50.

64TH ST., 11 WEST, near Central Park—Charming apartments; 6 rooms and bath; hot water supply; steam heat; hardwood; open plumbing; fine neighborhood; select tenants; 5th floor; rent $28. Apply on premises.

64TH ST., 27 WEST—Light apartments; six rooms, bath; steam heat, hot water, gas range; second floor, $30; fifth floor, $25; references required. Janitor.

33 WEST 65TH ST.

Choice 5 rooms and bath, private halls, mirrors, steam heated, and hot water supply; rents moderate. Janitor, or H. C. SENIOR & CO., Columbus ave., corner 64th st.

65TH ST., 20 WEST—7 large, light rooms and bath; steam heat; all improvements; cheap rent.

69TH ST., 306 and 308 WEST—Four rooms, newly done up; $5.50 to $9; must be seen to be appreciated; under first-class management. Janitor.

93TH ST., 104 WEST—Sunny outside 6 rooms, bath; decorated; 1, 2, 5 flats; parlor stoves; halls heated; inducements. HELLENBRAND, Owner. Janitors.

103D ST., 136 WEST—Six large rooms and bath; steam heated; excellent neighborhood; one block from "L" station; rents, $22 to $28; one month free.

212 WEST 105TH ST.

Six decorated rooms and bath; $23 up.

111TH ST., 140 WEST—Very desirable 5th floor apartment, 8 rooms, bath; separate servants' toilet; reasonable.

112TH ST., 9-17 WEST—6 rooms, bath, steam heat, hot water, nicely decorated; $25 up.

117TH ST., 274 WEST—6 large rooms, bath; near station, school; halls heated; month free; $20.

118th St., 280 W.—4-room flats; all improvements; halls heated; $14. Janitor.

125TH ST., 511 AND 513 WEST—Four light rooms and bath; hot water; new house; convenient to cable; $15 to $17. Janitor.

Unfurnished—Above 125th Street.

LENOX AVE., 531, near 137th st.—$17, floor through; five extra large all light rooms and bath.

Steam Heated Flats, $16 to $20
126th St., 534 to 550 West.

Five large rooms and bath; convenient to cable; newly decorated. WARREN & SKILLIN, 96 Broadway.

NEW MODEL APARTMENTS.

Northwest corner of 141st st. and 8th ave.—4 and 5 rooms and bath, all light; steam heated; sanitary and open plumbing; $17 to $21. Janitor.

THE STANLEY, 109 WEST
62D ST.

Six rooms and bath, private halls; rents reasonable.

MORRIS AVE., 851-5 (161st st.)—Free to January 15; 5 large rooms and bath, $13; $15. Janitor or SHARROTT & THOM, 3d and Wendover ave.

ST. ANN'S AVE., 231—All steam heated; hot water supply; 5, 6 rooms; tiled bath; $16 up.

PERRY ST., 35—Nicely furnished rooms on first floor for one or two gentlemen; gas, water; price moderate.

WASHINGTON PLACE, 119, near West 4th st.—A large room, housekeeping; large hall room with stove.

WASHINGTON PLACE, 86 WEST—Furnished rooms for light housekeeping; hall rooms; $1.25 up.

7TH AVE., 25—Elegantly furnished rooms; large room, adjoining bath room, suitable for two gentlemen; all conveniences; reasonable prices.

8TH AVE., 75—Large, lovely furnished double front room; gas, water, heat; conveniences, central, careful, good service; also hall room.

8TH AVE., 75—Large, elegant room, with two single iron beds, hair mattresses; all improvements; gas, heat; gentlemen only; $2.

8TH AVE., 859, 884—Furnished rooms, 2 hall, 2 front rooms, 2 for housekeeping. Wm. Goodworth.

14TH ST., 160 WEST, 51 7th ave.—Large, small rooms; steam heated; $1.50 upward; reception room; transients accommodated.

14TH ST., 154 WEST—Double, single rooms; man, wife, party of gentlemen; with, without board; transients; Southerner accommodated.

15TH ST., 137 EAST—Elegantly furnished rooms to let, for gentlemen or married couple.

19TH ST., 365 WEST—Pleasant rooms; also parlor floor, suitable for a doctor.

19TH ST., 257 WEST—Nicely furnished rooms; all conveniences.

21ST ST., 286 WEST—Neatly furnished front parlor; also large and small room; all conveniences.

23D ST., 401 WEST—Two large connecting, housekeeping, $4 up; others, $3.50 up; laundry privileges; hall rooms, $1.50 up; all heated.

23D ST., 334 WEST—Elegant, furnished rooms, second floor; private bath; single rooms; table board optional.

23D ST., 157 WEST—FURNISHED ROOMS TO LET; MODERATE PRICE.

24TH ST., 41 WEST—Nice large front and back rooms; private bath; ample closets; transients accommodated.

24TH ST., 250 WEST—Front and back first floor for couple, 3 men; also other rooms.

24TH ST., 50 WEST—Nicely furnished rooms with or without board; $6 and up. F. V. Kernan.

25TH ST., 306 WEST—Large front parlor; rooms for light housekeeping; hall rooms; new management; $1.50, $5.00.

25TH ST., 224 WEST—Nice, newly furnished rooms; large and small; heat; gas; desirable.

26TH ST., 129 WEST—Large rooms for gentlemen; bath; quiet house; $2.50 and $3.

27TH ST., 126—Comfortable room, suit 2 persons, $1 each weekly; hall room, $1.50; quiet; respectable house. Hingston's bell.

27TH ST., 57 WEST—Nicely furnished front rooms; steam heated; $3 up; gentlemen.

27TH ST., 22 WEST—Nicely furnished small rooms.

36TH ST., 126 WEST—Parlor, bedroom adjoining, nicely furnished, suitable for two or three gentlemen; bath; moderate. Finnerot.

44TH ST., 107 WEST—Steam heated, nicely furnished medium and large rooms; southern exposure; every modern convenience.

Flats and Apartments To Let.

Borough of Brooklyn—Unfurnished.

Brick Flats $12

Single flats, $12 to $15; 20 feet wide; four and five rooms, bath; all improvements; streets paved and sewered; two blocks from Van Sicien ave. station Kings County "L." Office on corner.

German-American Improvement Co.

Furnished—West Side.

30 WEST 64TH ST. FLATS AT
30 WEST 64TH ST. UNHEARD OF
30 WEST 64TH ST. PRICES. A
30 WEST 64TH ST. GOOD HOME
39 WEST 64TH ST. WITH 2 BEDS,
30 WEST 64TH ST. $4 TO $5 A WEEK.
JANITOR OR ELLIS, 273 WEST 38TH ST.

36TH, 250 WEST—Private neighborhood, completely, comfortably furnished; $7, $8.50 weekly; $28, $30 monthly; references.

Borough of Brooklyn—Furnished.

JAY ST., 319, Brooklyn—Doctor or dentist; Handsomely furnished front and back parlor; folding doors; nice neighborhood.

Furnished Room to Let.

East Side.

LEXINGTON AVE., 1584—Front parlor, suitable for two gentlemen or doctor's office; also two single rooms; quiet house; all conveniences; board optional.

LEXINGTON AVE., 1233—Private family; private house; will rent two handsome, comfortable second floor front rooms; heat, bath, etc.; $3.50, $2.

LEXINGTON AVE., 1105—Newly furnished house; rooms with or without board; will take couple children; invalids well taken care of.

LEXINGTON AVE., 972—Large parlor and second-story front, sunny, bright rooms at reasonable prices; one hall room.

LEXINGTON AVE., 664—Large front alcove room; also small rooms; reasonable; private house.

PARK AVE., 473, between 57th and 58th sts.—Handsomely furnished, heated rooms, with or without board; cheap.

PEARL ST., 515, near Centre—Convenient to City Hall; furnished rooms; steam heated and bath; $1.50 up.

STUYVESANT HOTEL, 14th st., 3d ave.—Elegantly furnished rooms for housekeeping, $6; also furnished rooms, $3.50 and $4.

STUYVESANT ST., 31 (9th st.), bet. 2d and 3d aves.—Nicely furnished rooms, $1.50, $2 up; private house.

1ST ST., 54—Nicely furnished room for housekeeping.

3D AVE., 109, near 14th st.—Connecting rooms for respectable couple; room, 2 gentlemen, $2.50; single, $1.25 to $2.

3D AVE., 436—Large room and adjoining room, nicely furnished; light housekeeping, or for respectable girls; board. Ring once.

3D AVE., 131, near 14th st.—Front hall room, heated, $2.25; other rooms, for two, $1.75, $2; transients, 50c.

3D AVE., 129, near 14th st.—Large front room, housekeeping other rooms; gas, bath, all conveniences. Mathews, second floor.

3D AVE., 746—Furnished room for two men; also board if wanted. Ring Dorsey's bell.

3D AVE., 787—Back parlor to let for man and wife; board for wife. Apply Milliken's bell.

3D AVE., 102, bet. 12th-13th sts.—Hall room, $1.50; 1 front parlor, $3. Ring four bells.

4TH AVE., 111—Furnished large and small front rooms, connected; gentlemen or light housekeeping; $1.50 up.

4TH AVE., 236, near 19th—Large, newly furnished front rooms; big closets; bath. Duff.

4TH AVE., 448, near 30th st.—Furnished front room to let, first floor; for two.

5TH ST., 237 EAST, near 2d ave.—Rooms for 1 or 2 gentlemen, $1, $2 each; ring twice.

10TH ST., 209 EAST—Three connecting rooms; everything complete for housekeeping. Ring Lane's bell.

11TH ST., Hotel Bradford, 3 doors off Broadway—Two gentlemen, $3.50 up; singly, $3.25; steam heated.

11TH ST., 108 EAST, near 4th ave.—Neatly furnished front parlor; also housekeeping rooms.

13TH ST., 209 EAST, near 3d ave.—Desirably furnished front and connecting room; also back parlor; steam heated; hot, running water.

13TH ST., 231 EAST—Desirably furnished large and small rooms; steam heated; hot and cold running water.

19TH ST., 204 EAST—