REAL ESTATE AT AUCTION.

PETER F. MEYER, Auctioneer,
will sell at auction, on

TUESDAY, April 28, 1896,

At 12 o'clock, at the New York Real Estate Salesroom, 111 Broadway.

EXECUTOR'S SALE

BY ORDER OF HARRIE G. NEWTON, EXECUTOR OF THE ESTATE OF HENRY G. NEWTON, deceased,

the Choice and Valuable Property

Nos. 669 to 685 Hudson St., 22 to 36 9th Avenue,
being entire square between
13th and 14th Streets,
Nos. 419, 421 and 460 Broome St.,
Southwest Corner Morgan and Washington Streets, Jersey City, New Jersey.
AND
No. 151 South Fourth Avenue, bet. E. 2d and E. 3d Sts., Mount Vernon, New York.
Maps, &c., at Auctioneer's Office, 111 Broadway.

REAL ESTATE FOR SALE.

New Jersey.

SAFE INVESTMENT

NEW MILFORD, N. J.

ON THE NEW JERSEY & NEW YORK RAILROAD, FOOT CHAMBERS.

TO THOSE WHO DESIRE A HOME, TO THOSE WHO DESIRE AN INVESTMENT THE ABOVE PROPERTY IS THE PLACE. A TOWN ALREADY BUILT, WITH ALMOST ALL THE ADVANTAGES OF A CITY AND COUNTRY COMBINED. NEARER TO NEW YORK CITY HALL, IN POINT OF TIME, THAN HARLEM OR THE OUTLYING WARDS OF BROOKLYN, 33 TRAINS DAILY. LOTS FROM 125 DOLLARS UP, ON PAYMENTS TO SUIT. HOUSES ALSO FOR SALE ON TERMS TO SUIT PURCHASERS. SEND OR CALL FOR MAPS, FREE TICKETS AND INFORMATION, MAIN OFFICE, NEW MILFORD PROPERTY, 123 LIBERTY ST., NEW YORK CITY, ROOMS 407-408.

TRAINS LEAVE DAILY, SUNDAY INCLUDED, 2 P. M. TAKE CHAMBERS ST. FERRY. AGENTS AT DEPOT.

Lots $40

and upward; $1 weekly instalments or 10 per cent discount for all cash. Houses, $50 down and $5 monthly; at

ETNA HEIGHTS.

Nearer New York (in time) than Harlem. Pure air and clear spring water; 28 trains a day, from 5:18 to 12:30 midnight; commutation 13c.; depot on property; free excursions. For further particulars and free passes apply to **New York & New Jersey Investment Co., 287 Broadway, N. Y. City.**

HIGHLAND BEACH, N. J.,

20 miles from Rector st., two attractive and fully furnished cottages; will lease for season or year, or sell on easy terms. COLLIN H. WOODWARD, 306 West 145th st.

AT RAHWAY, New Jersey.—11-room house, in good condition, with large plot; unsurpassed location; $100 cash required. Photos and all particulars by calling on Jesse Hazell, 32 Park place.

ARLINGTON—New houses, 6 to 14 rooms, all improvements, $3,000 to $5,000; terms to suit; rent, $20 up. Send for particulars. **YATMAN,** 253 Broadway.

ALMOST GIVEN AWAY—House, 6 rooms; Jersey Heights; price $850 cash. Fishbourne, room 22, 245 Broadway, New York.

A TEMPTING OFFER—House, newly decorated, Bergen Heights; $300 cash; price $1,500. Fishbourne, room 22, 245 Broadway, New York.

JERSEY CITY HEIGHTS—Two-story house; 8 rooms, with improvements; lot 50x100; cheap for cash. Haynes, 405 Hudson st.

OWN your own home; $10 monthly, without interest, will buy choice lot in Bayonne City, on trolley line. Particulars C. S. Clarke, 160 Broadway.

PALISADES DISTRICT—Large lots, 40 minutes from New York City Hall, $35 upward; payable $2 monthly; free passes. Weatherby, 271 Broadway.

RESIDENCE—Eight rooms; three lots; near station; one hour; $2,700, $100 cash. Warren, 123 Liberty st.

SNAP.—ASBURY PARK, Furnished cottage, 8 rooms. Call Room 417, 60 B'way, N. Y.

20 ACRES for subdivision in heart of Jersey City Heights. Jewell, 509 Newark ave., Jersey City.

Brooklyn.

INCOMPARABLE VANDERVEER PARK

LOCATED IN THE 29TH AND 32D WARDS, THE VERY HEART OF BROOKLYN CITY.

ADDITION No. 7 NOW READY

"THE GREATEST REAL ESTATE DEVELOPMENT IN BROOKLYN CITY." Over 4,800 lots sold. Success of the past and the present a guarantee for the future. Come and see what has been accomplished and judge for yourself. Special: Two fine Queen Anne cottages, near Flatbush ave.; price, $3,900; terms, $500 down; balance same as rent. Flatbush ave., Nostrand ave. and the Nassau Electric trolleys direct to grounds and office.

GERMANIA REAL ESTATE CO.,
HENRY A. MEYER, Prest.
HENRY W. DREYER, Sec.
Office, Flatbush ave., cor. Nostrand ave.
Send for maps. Open Sundays.

BEST ARRANGED TWO-FAMILY HOUSES in Brooklyn, 13 rooms, including bath rooms; all improvements; street sewered and paved; one block from Linwood Station on Kings County Elevated; price $2,400, only $1,000 cash, balance easy; your floor will cost you $4 per month as rent for year; tenant already in house pays the rest. Call on owner Sundays Linwood st. and Belmont ave., or ROBERT WHEELAN, agent, Atlantic and Van Sicklen aves.

NO HUMBUG.

$2,800; $200 CASH; balance to suit; best 2-story house in Brooklyn; all improvements; open sanitary plumbing, furnace in cellar; everything substantial; you can not beat our one or two family houses; open daily and Sundays. GASCOINE & HORNBY, Builders, 1241 Fulton st.; Crescent st. station Union L; office near station steps.

SIXTEEN SOLD OUT OF TWENTY.

Two-story, two-family houses, 14 rooms, 2 baths, mantel mirrors, heaters, ranges, cement sidewalks. Price, $4,400; $400 down. Open Sundays and evenings. Morrison, 1521 Broadway, near Hancock st.

CHEAPEST IN BROOKLYN.

$2,500; $500 cash, new 2-story bow window residence; 7 rooms, bath, gas fixtures, hot air furnace; one block to L station; handsome Colonial front. Charles H. Smith, 4280 Fulton st., Crescent station, Union Elevated.

A FINE Bushwick ave. 2½-story and basement house, 10 rooms and bath; finely decorated; near Halsey st.; $4,700. Metcalf, 1102 Lafayette ave., Brooklyn.

PRIVATE HOUSES FOR SALE CHEAP—3 newly built private houses, all modern improvements; open for inspection 11 to 3. Jefferson ave., between Nostrand and Bedford ave., Brooklyn.

WYOMING, near Orange—Good dwelling, $1,500; corner, 50x150; near station; bargain. Cline, 195 Waverly ave., Brooklyn.

$800 DOWN and $15 per month buys a $2,700 frame house; all improvements, including furnace; hardwood trim. Pernichet, Grant ave. station, Kings County L.

Long Island.

AT RIVERHEAD—Positive bargain; fine farm; 27 acres; good house; outbuildings; fruit; 2 acres asparagus; $2,000; part cash. Baldwin & Fairman, 189 Montague st., Brooklyn.

BARGAIN—At Medford, 22-acre farm; house, 7 rooms; barn, good fruit; $1,000; half cash; talk quick. Baldwin & Fairman, 189 Montague st., Brooklyn.

A LARGE FACTORY, 35 lots, 200 feet water front, in Long Island City, for sale or to let. Ruland & Whiting, 5 Beekman st.

GREATER NEW YORK—Middle Village, garden spot Long Island, thriving German settlement; lots or acreage. Owner, 12 East 29th st., or Hirsch's Hotel, Middle Village.

ON SEA SHORE—Nearly new cottage; 10 rooms, completely furnished, including piano; 3 acres; $3,000; $1,000 cash. S. C. Wilson, 189 Montague st., Brooklyn.

REAL ESTATE FOR SALE.

BAD CONDITIONS REVERSED

Serious Effect of Savings Banks on New York City Land Ownership—Disinheritance of the People—The Remedy—Remarkable Showing of Two Years' Experience—Eliminating the Middleman.

In 1810 the cities of the Union contained 3 per cent of the population, in 1890 over 30 per cent, and the ratio increases rapidly. In 1810 city property was owned by the masses. In 1890 three-fourths of Manhattan Island was owned by less than one-fourth the residents. All agree that New York City improved property is the very choicest investment in the country. Why then are the people disinherited? It is not because they are poor. They have in the twenty-five savings banks of the city $400,000,000 cash. But the reason the people are without New York City property is because their own money is used by the few to absorb the city land, and leave the owners of the money landless. There is but one reason for municipal corruption: The masses are disinherited. There is but one solution: The re-entrance of the people into ownership of municipal real estate.

A very rich absorber of city land recently bought a valuable corner. He went to the savings bank and borrowed the people's money to improve it. It doubles in value and pays 10 per cent while doing so. The people receive only 3 or 4 per cent for the use of their money and no increase of principal.

Brass plates are placed on houses in Paris inscribed: "This is the property of," naming owner. Such plates are not used in New York by large real estate holders. It would disclose the enormous absorption of land by individuals and create popular resentment. There would be no resentment if the people were also owners.

Considerations of this nature led Mr. Charles Wyllys Cass two years ago to seek a solution of these dangerous, unnatural and inequitable conditions.

Mr. Cass was general counsel of the Pittsburg, Fort Wayne and Chicago Railroad for ten years, succeeding Samuel J. Tilden. In 1893 he retired from the practice of law, to develop the Cass Realty Corporation as a permanent financial institution of New York City.

The great advantages of Mr. Cass's solution of the problem are material, of course, but the moral advantage is none the less important—the full preservation of individual initiative effort and independence.

The theory of running a savings bank is, first, get the most money possible from the people; second, get it for as low interest as possible; third, make the most out of it for the owners of the bank. The bank, therefore, is the direct business antagonist of the depositor. The more interest the depositor makes the less profit to the bank. The smaller sum the depositor gets, the bigger the slice which goes to the bank. Formerly competition between the banks for deposits raised the interest to depositors. In the panic of 1893, however, it was shown that the savings banks were in a "combine" and acted as a unit in asking for delay of a month or two in honoring the cash demands of their depositors.

This was a revelation to small investors, and out of revelation came revolution. The first question was, how could the people's savings be invested with more safety? Secondly, how could the depositors get a better interest for their deposits and a share of the colossal profits made by the middleman—the savings banks—from the use of the people's money?

The solution was simple: 1. A combination of depositors; 2. Investment of deposits in New York City property only; 3. Cash surplus to pay back to depositors who needed their money; 4. An equal distribution of profits.

This was an improvement on savings banks, first, in increased safety, as the money could only be invested in New York City real estate and no wildcat speculation; secondly, the enormous profits of the banks would be added to the 3 or 4 per cent paid by the banks to depositors, and all of it would belong to the depositors; thirdly when the depositors wanted their money from the banks and could not get it, spot cash, they were troubled, for they felt that everything depended on the honesty and ability of the bank officers only (and in panic times people lose confidence, and experience teaches, justly so), while with the new method the depositors would be owners of their property, which was real estate in New York City, the best and most profitable investment in the country, and they could rest easy in serene security under all circumstances. Call personally or address

CASS REALTY CORPORATION,
No. 209 East 23d st.,
New York.

LOTS $150 TO $400.

No crossing of rivers; $25 down, $5 monthly; only 54 minutes from Rector st., via 6th ave. "L," and 450 feet from station; pretty house and lot, $1,850; $200 down, balance monthly; high ground, healthy. J. J. Bannan, 15 Cortlandt st.

A.—THREE-STORY dwellings from $11,000 up; some on small payments; call or write. COLLIN H. WOODWARD, 306 West 145th st.

City.

BARGAINS—Easy terms; houses, flats, stores; fine location; near L and trolley. Robertson, 991 East 169th st.

CORNER Prospect ave. and 180th st.—Six lots, 25x90, $750 each. Randall, 721 E. 177th st.

CITY LOTS; easily accessible; 24th Ward, ready for building; fine location; $600. Gowdey (owner), 277 Broadway.

FOR SALE—Two-story and basement brick house, full lot, 422 East 119th st. Owner, on premises.

FOR SALE, at Mount Vernon Heights, several new dwellings. McClellan & Hodge, Mount Vernon, N. Y.

FORDHAM HEIGHTS—Modern cottage, stable, 2 lots, on corner, $8,500; easy. E. Osborne Smith, 5 Beekman st.

DESIRABLE private house; eight rooms; modern improvements; street sewered; good neighborhood; near elevated; price $5,600; easy terms. Carl E. Randrup, 3d ave. and 169th st.

HOUSE FOR SALE, with all improvements. Inquire at 969 East 133d st., near Trinity ave.

LOTS for sale with builder's loan. B. O. Groneu, 21 Beekman st., New York.

PRICE ONLY $9,500—Cheapest home and best investment, in a private house on the west side, below 100th st. Stevens, Columbus ave., corner 93d st.

TWO-STORY HOUSE; 8 rooms with improvements; lot 5x100; cheap for cash. Haynes, 405 Hudson st.

WORLD BEATER, 24th Ward, New York; corner plot, 165x114, $1,500; 100x114, $1,350; 75x114, $775. Room 308, 147 East 125th st.

$3,200 HOUSE.—7 rooms; improvements; lot 22 x100; terms easy. Randall, 721 E. 177th st.

$7,500—FOR SALE, house and lot, 312 East 110th st. Apply to W. F. MEEHAN, 294 Broadway, room 1.

FLATS AND APARTMENTS TO LET.

Furnished.

36 NEW FLATS, newly furnished; 6 rooms and bath; exceptionally fine. Apply 50 West 98th st., or J. R. Hay, 7 Wall st., reference.

Unfurnished.

THE MARGUERITE,

731 and 733 Tremont ave. (East 177th st., 2 blocks west of 3d ave.)—Convenient to elevated, trolley roads and Harlem Railroad stations; entirely new in design, with many advantages and all improvements; 4 and 5 rooms, all light and well ventilated; bath, private halls, handsome wood mantels, hearth tiling and bevelled mirrors, combination coal and gas ranges, hot and cold water, washtubs, closets, candle chandeliers, electric bells, tiled halls, dumbwaiter, private store rooms, patent iron clothes dryer on roof, etc.; rents moderate; agent on premises; open for inspection daily, including Sunday.

COZY, COMFORTABLE, CONVENIENT.

50 WEST 98TH ST.—NEW

apartments of six rooms and bath, hardwood trim, enamel baths; sanitary plumbing; prettily decorated; ideal home for small families; rent $25 upward.

JAMES R. HAY, on premises or 7 Wall st.

FRONTING ON CENTRAL PARK,
5th ave. (Central Park W.) & 93d st.
one block from "L" station and Broadway cable.
Nothing like them for location and price. $25 to $40.
Six rooms and bath to small families.
JOHN J. CLANCY & CO.,
BROADWAY AND 58TH ST.

CORNER FLAT OF 12 ROOMS,

First floor and basement, on Washington Heights, suitable for a doctor.

FIVE ROOM CORNER FLATS.

Steam heated, etc., $24. 44 Bradhurst ave.

WASHINGTON HEIGHTS.

Seven large rooms and bath, steam heated, decorated, $25 to $42.50; 471 and 473 West 145th st. COLLIN H. WOODWARD, 306 West 145th st.

THE "OSBORNE,"

57th st. and 7th ave.
Absolutely fireproof building.
Apartments to rent from May 1st.
9 and 12 rooms.

A.—A.—THE CUMBERLAND,

248 WEST 133D ST.

Very desirable flats; seven large rooms, bath and laundry; steam heated; all newly decorated; $30 to $34. Barnard & Co., 119 West 125th st.

A.—RENT $20 TO $23—A.

11th ave., between 183d and 184th sts.—Elegant flats, 6 rooms and bath; steam heated; hot water supply; decorated. Apply on premises. P. C. Eckhardt, 693 9th ave., bet. 47th and 48th sts.

A.—Elegant apartments, Lenox ave., 132d to 133d sts.; the cheapest, handsomest flats in the city; 5 & 6 large, all-light rooms; just finished; steam heat; open plumbing; tiled bathrooms; all the latest improvements; $19 to $22; school 2 blocks; Broadway cars pass the door; corner flats, $28 to $30; private halls. Office on premises.

A.— FLATS. —A.

Light, well-ventilated flats at reasonable rents. Apply on premises, 402 West 58th st., or J. E. WHITAKER, 278 Boulevard, near W. 74th.

ATTENTION—Half month free, 3 and 4 rooms, all light, painted and decorated, with all improvements, $9 to $13. Inquire office, 647 East 13th st. Also store to let.

A FINE 6-ROOM apartment, newly decorated, near Park and L station; all light, large rooms. Apply Janitor, 128 West 67th st.

AT 609 Columbus ave., near 80th, nicest $17 flat on West Side; 4 rooms and bath.

BROOME ST., 581, between Hudson and Varick sts.—Second floor; private house; 4 rooms; $25 a month; small family.

DESIRABLE APARTMENTS, $23 TO $45.
136 to 142 East 48th st.
Five, six, seven, eight rooms, bath and steam heat. Apply to Thomas, 315 Lexington ave.

DESIRABLE apartments to let; 3 and 4 rooms; rent reasonable. Apply store, 329 East 47th st.

ELEGANT single flat, 7 rooms; bath, pantry; all improvements; owner; house quiet. 112 East 120th st.

ELEGANT FLATS, overlooking Central Park; 6 large rooms and bath, all light; $22 to $24. Janitor, 25 East 104th st.

FIVE ROOMS AND BATH, decorated; private hall; every improvement; splendid location; overlooking Hudson River; rents $25 to $32.50. Sidley & Ryan, 102 West 96th.

FREE TO JUNE 1—2239 2d ave., near 115th st., flat, 5 rooms, with all improvements; $14.

HALF MONTH free; 4-room apartments; new building; all conveniences. 425 3d ave. Janitor.

LEROY ST., 56—$3.50, three nice, clean rooms. Call and see janitor.

MOTT AVE., 356, above 138th st. railroad depot—Large 4 rooms and bathroom flats; ranges, private halls; $15.

SPRING ST., 270—Nice apartments of 3 and 4 rooms; rents low. Apply janitress on premises.

TO LET—Prettiest flats in North New York; only flats on the street; each floor, 6 large rooms and bath; all improvements; rents $16, $17 and $18. Call at 549, 551, 553, 555 East 157th st. See Janitor or Richard Dickson, Manager.

18ST AVE., 619, near 35th st.—Three large rooms; tubs; river view; healthy location; $9, $10.

2D AVE., 1704-1706, between 88th and 89th sts.—Large apartments, 4 rooms and hall, $11, $13.

2D AVE., 731-735, near 39th st.—Three rooms; pantry, gas, tubs; convenient house; $12, $14.50.

11TH ST., 211 EAST—Four nice, cool, light front rooms; ranges and improvements; $18; strictly respectable.

21ST ST., 218 EAST—Five rooms, newly painted and papered, $20. Woodhouse, 51 Liberty, or premises.

41ST ST., 206 WEST, near Broadway—Elegant 3 and 4 room apartments; just the thing for small families; rent, $13 and $16. Apply janitor.

48TH ST., 207 EAST—Exceptionally choice second flat; four large, perfectly light rooms and bath; only $21.

50TH ST., 406 WEST, corner 9th ave.—Five large, all-light rooms and bath, $26 and $21; to small family; just decorated; heated halls; grates.

59TH ST., 329 EAST, between 1st and 2d aves.—Four, five rooms; stationary tubs; $15, $16.

109TH ST., 162, 164 AND 166 EAST—Low rents; $9, $10; 3 light rooms, with improvements.

115TH ST., 462 EAST, corner Pleasant ave.—5 rooms and bath; new houses; $14, $16.

121ST ST., 318 EAST.—Parlor, nicely furnished; use of kitchen; all conveniences; gentlemen preferred; terms moderate.

126TH ST., 316 AND 318 EAST—Speedid flats; 5 rooms each, newly decorated; all improvements; rents $14.50 to $15.50. Janitor, in 318.

133D st. and Amsterdam ave.; northeast corner; beautifully decorated flats, 4 and 5 rooms and hall; all improvements; hall heated; rents, $20 to $24.

151 WEST 84TH ST.
Single apartment, second floor, seven rooms, exposed plumbing; fine lawn in rear; only $55.

370 WEST 35TH ST.—Third floor, six rooms and bath; private house; rent, $25.

$19, $22. LIGHT FLATS; 6 rooms, dining room, bath. 436 East 89th st.; half month free.

$36, NEW FLATS, newly furnished; 6 rooms and bath; exceptionally fine. Apply 50 West 98th st., or J. R. Hay, 7 Wall st. References.

Brooklyn.

BRIGHT, clean floor, 5 rooms, alcove; $17; near Broadway ferries. 450 Berry st., near South 10th.

BASEMENT and parlor floor, $12; upper floor, $8; whole house, $20; hot and cold water. Janitor, 1744 Pacific st., near Utica ave.

$10—CHEAPEST flats in Brooklyn; 5 rooms, all improvements; halls, stairs carpeted; janitor. 131 Liberty ave.

REAL ESTATE FOR SALE.

Westchester.

A NEWLY FURNISHED brick cottage and carriage house, beautifully situated, on Broadway, at Irvington-on-Hudson; 11 rooms, modern improvements; yearly rent $1,000. Apply to Elliphalet Wood, Irvington.

5 LOTS, each 25x100, nearly opposite Bronxville station, $1,000 each. Randall, 721 E. 177th st.

$1,500 CASH—Elegant corner house, including saloon; license only $100; fine condition; balance 5 per cent mortgage. Owner, Veratraelen, McGraw estate, Westchester, New York.

Country.

FOR SALE—5-acre farm, fruit, water, new house; 1 hour from Grand Central; also, new house, large plot, handsome view; near station; low commutation. D. D. Earle, Pleasantville, N. Y.

SAY WHAT PROPERTY, on what terms you wish it, anywhere, and see if we can suit. HOMESEEKERS' AGENCY, WORLD BUILDING.

70-ACRE FARM, in Sullivan County; nearly all cultivated; 20-room house (11 rooms fully furnished), including farming tools; price $2,200; $1,100 cash; also large and small farms. Wm. Von Berge & Co., 780 De Kalb ave., Brooklyn.

REAL ESTATE TO EXCHANGE.

A COUNTRY STORE near Tarrytown; 1½ acre, store, dwelling, barn, horses, wagons, stock, $6,000; exchange for Brooklyn or nearby farm. Travis & Son, 170 Broadway.

[illegible] two lots at Brookhaven, L. I., for [illegible]. M. Joyce, 246 East 106th st.

FURNISHED ROOMS.

A NICE furnished front room for one or two gentlemen; terms moderate. Address Mrs. Berkey, 243 Willis ave.

HUDSON ST., 321—Neatly furnished rooms; one or two gentlemen, $1.50 week up; private house; conveniences.

WASHINGTON PLACE, 114—Nice, large, airy room, second floor, front; gentleman, wife, or two gentlemen; moderate.

11TH ST., 235 WEST—Handsome furnished parlors; all modern improvements; also other rooms; private family.

13TH ST., 167 WEST—Square front room in corner house, suitable for two gentlemen; also hall room; gas and bath; finest location in city.

13TH ST., 104 WEST—Square and hall rooms; bath; gentlemen; references.

13TH ST., 226 WEST.—Nicely furnished rooms for light housekeeping; $2 and upward; with all conveniences.

15TH ST., 347 WEST—Large furnished room, light housekeeping, for one or two; private family.

20TH ST., 347 WEST.—Newly furnished rooms; first-class order; bath and all conveniences; desirable locality.

24TH ST., 227 EAST—Two connecting rooms, housekeeping; $3.50; front hall room; all newly cleaned.

25TH ST., 221 WEST—Neatly furnished large and small rooms, with or without board; terms moderate.

25TH ST., 40 WEST—Elegantly furnished suites; other rooms; private baths; Summer prices; reference; breakfast optional.

28TH ST., 14 E., between 5th ave. and Madison—Pleasant back parlor; private bath; others; also physician's office; references.

29TH ST., 12 EAST—Bachelors' quarters; private baths, man servant; Summer prices; convenient hotels, clubs.

33D ST., 372 WEST—Large front room, nicely furnished, suitable for two gentlemen or gentleman and wife.

48D ST., 102 WEST—Front and rear parlor; square and hall rooms; breakfast if desired; terms moderate.

49TH ST., 243 WEST—Large and small rooms; suitable for two; one for housekeeping; with or without board.

Brooklyn.

BAY RIDGE—Four rooms, furnished; rent $16 per month. For particulars address J. C., box 46, Journal office.

HERKIMER ST., 439 (Albany ave. station Kings County L), Brooklyn—Three furnished rooms, cook stoves, $2.50; others cheaper.

BOARDERS WANTED.

14TH ST., 252 WEST—Spanish-American house, nicely furnished rooms, excellent table; good chance for learning language; moderate; references exchanged.

15TH ST., 355 WEST—Two large, desirable furnished rooms; all conveniences; large closets; excellent table; very reasonable.

19TH ST., 317 WEST.—Handsomely furnished rooms; light housekeeping; closets, running water; single rooms, $2.

28TH ST., 321 WEST—Double rooms for three, or families; ample closets; all improvements; superior board; moderate.

45TH ST., 33 WEST.—Rooms to let, with board; references.

47TH ST., 141 WEST—Square and adjoining rooms with first class board; table boarders accommodated.

86TH ST., 420 EAST—Second flat, widow wishes ladies to board; terms reasonable; home comforts; call on all week.

87TH ST., 211 EAST—Nice, large, cool rooms for two; first-class board; all conveniences; reasonable.

Brooklyn.

EVERGREEN AVE., 189, BROOKLYN, E. D.—Mrs. Keller would like child to board; mother's care.

NAHM & CO.,

LADIES' TAILORS AND DRESSMAKERS,

434 FOURTH AVE., N. Y.

New York, April 22.

Editor of the Journal:

I have advertised for a girl to do general housework in the Herald, World and Journal, but have had best results from the Want columns of the Journal.

Respectfully,

Nahm & Co.

TO LET FOR BUSINESS PURPOSES

ADJOINING "L" STATION, $50.

Store and rooms, 304 West 145th st.
COLLIN H. WOODWARD, 306 West 145th st.

AT very low rents, buildings in stove district to let; 233 and 236, also 242 Water st., near Beekman. Ruland & Whiting, 5 Beekman st.

AT 11 SPRUCE ST., near Tribune Building, 3 upper floors to let. Ruland & Whiting, 5 Beekman st.

AT 356 PEARL ST., 2 upper floors to let; rent very low. Ruland & Whiting, 5 Beekman st.

BEAUTIFUL single and double stores in the newly finished buildings 133d to 134th st., east side of Amsterdam ave.; rents $30 and $60; also bakery at reasonable rent. Janitor, on premises.

BOWERY, 171—Store and three lofts; store 130 feet deep; well lighted and ventilated; will let store separately. Address C. R., 254 8th ave.

CHEAP—Store, with 3 rooms; baker's oven; rent $25; at once. Stricker, 3048 3d ave.

CORNER STORE to let, 26th st., and 1st ave. Apply W. Rattiger, 445 1st ave.

DESK ROOM, $5 per month; store floor with sign space, 579 Broadway, near Prince st. Loftus, $15 tailors.

FOUR fine corner stores and ten inside; suitable for any business. Kaeppel, 3d ave. and 161st st.

FOR RENT—Store, with rear apartments, 425 3d ave.; good location; to live merchant very fair chance given. Inquire Weil & Mayer, 25 Chambers st., daily, after 3 p. m.

LOFTS and rooms, with or without steam power. Apply at office, 536 West Broadway, near Bleecker, L station, formerly 32 South 5th ave.

NICE light store in building 334 East 61st st.; rent low. Janitor.

OFFICES to let at 21 and 23 Ann st., between Nassau and Broadway; steam heated; low priced. Ruland & Whiting, 5 Beekman st.

SECOND LOFT to let 501 to 507 West 50th st., 100x60; well lighted; elevator, steam heat; low rent to good tenant; also whole or part of loft, 704 and 798 10th ave., 75th and 76th sts. Owner, R. A. Wallace, 709 11th ave.

RESTAURANT and hotel, occupied; good business, near Broadway; also club or bachelors' quarters. 12 East 29th st.

TWO FLOORS, 452 6th ave., between 27th and 28th sts., near "L" station; one two flights, other four flights. Apply owner, premises, between 10:30 and 12:30 morning and 2:30 and 6 afternoons.

9TH AVE., 318—Large, double store, adapted any kind business; good neighborhood. Janitor, or Weil & Mayer, 25 Chambers st., after 3 p. m.

23D ST., 42 EAST—First-class store to let; desirable for ladies' tailoring; also, light lofts for salesrooms and offices; new building; all modern improvements. Apply on premises.

331J ST., 257 WEST—For bottling business, carpenter shop, manufacturing, storage or other business, a rear, two-story building; 20x50; rent low. Apply at 258 West 34th st. or 229 Broadway, room 55.

31 CANNON ST.—To let, large store, with 3 nice rooms and basement suitable for pedlar supplies, tailor trimmings or any other light and clean manufacturing business. Inquire Room 3.

Brooklyn.

STORE TO LET on Myrtle ave.; low rent; suitable for any line of business. Apply D. Jacobs, 623-627 Myrtle ave., Brooklyn.

REAL ESTATE WANTED.

CHEAP LOTS IN 24TH WARD—Rufus R. Randall, 721 East 177th st.

WE HAVE MANY unlisted applications for houses and farms; also for rent easy payments. HOMESEEKERS' AGENCY, WORLD BUILDING.

FOR SALE

A.—A.—A.—$1 WEEKLY; fine watches, diamonds; no trash. Call or address Watch Supply Co., 4 Maiden lane, room 2. All goods guaranteed.

A.—A.—Furniture of houses, hotels, flats, restaurants, bought at once; any quantity. Before you sell send for Van, 3d ave., n. e. corner 117th st.

A CANDY, cigar, stationery and toy store for sale, with paper route; rare chance; no agents. Shaver, 388 Willis ave., corner 144th st.

A FINE upright piano, $155; $6 monthly; Chickering; bargain. Wissner, 80 Montgomery st., Jersey City.

A FINE new upright piano, all improvements, full guarantee; stool and cover, $135; big bargain, 106 2d st., ring Mangold's bell; also evenings.

BEATTY'S Pianoforces, Organs, $30 upward; unparalleled opportunities. Pictorial catalogue free. Daniel F. Beatty, Washington, N. J.

BICYCLES—New wheels $39 and $49; guaranteed one year; also Pentons, Crawfords and Humbers; cash or easy payments. Bowen, 89th st. and Boulevard.

BICYCLES—One lady's and one gent's, nearly new, cheap; need money. O. Hacker, 10 East 114th st.

BICYCLE—Bargain for cash; lady and gentleman's wheel; no fair offer refused. 162 East 55th st.

BICYCLE—Sacrifice if sold to-day; new '96; lady's and gent's; need money. Rothstein, 236 7th st.

BICYCLE—Warwick, in excellent condition, $35. Address A. M., 36, Journal.

BICYCLE—A lady's pneumatic tire wheel for $23.50; good order. O. Hacker, 10 East 114th st.

BICYCLE—New '96 high-grade gent's; one lady's; rare bargain. 39 Cortlandt st., room 4.

CASH REGISTER EXCHANGE, sells National Cash Registers at reduced prices; liberal terms; exchanging and repairing a specialty; I buy for cash. F. Brainin, 124 East 14th st.

CANDY, toy, cigar store, cheap; best location; good business; account of other business. 1247 Greene ave., Brooklyn.

CRESCENT BICYCLE, almost new, $40. Fitzpatrick, 1501 Broadway, Brooklyn.

DESKS. ROLLTOPS. DESKS.
Partitions, Railings, Tables, Safes, Letter Presses, Counters, Shelvings; Stores, Offices fitted. FINN BROTHERS, 28-32 Centre st., between Reade and Duane.

DESKS—Liberal allowance made in exchange; new furniture and special cabinet work sold close to factory cost; estimates furnished. CHAS. MATTHEWS, 605 Broadway.

DESKS—Roll tops, $12 and upward; also desks slightly damaged by water. E. Mason, 71 Fulton st.

DIAMOND RING, pawned $18; watch, $25; chain, $13; stud, $10; tickets cheap. Schultz, 1334 3d ave.

DIAMONDS, watches, jewelry, easy terms. Representative will call with samples. Johonnot Bros., 59 Maiden lane.

FOR SALE—Hotel, 16 rooms; first-class bar; all fixtures complete; good stock of liquor and cigars; two blocks from D., L. & W. R. R.; electric cars pass every five minutes; rent $35; will sell for $800 cash. 16 Canfield st., Orange, N. J.

FOR SALE cheap, partitions, 30 feet ash and ground glass, two doors; 7 feet wire, one door; all 9 feet high. Basement, 53 William st., New York City.

FOR SALE—German repairing and three leather sewing machines at a sacrifice. 20 Frankfort st., leather store.

FOR SALE—Watering truck. Inquire at John W. Duncan's, 523 East 134th st.

FISHER upright piano; little used; in best order; $100; bargain. Wuertz, 219 East 84th st.

FURNITURE of 5-room flat for sale cheap. Spats, 223 East 88th st.

GROCERY—Small store, established; full stock and good business; price reasonable. Address H. Eggers, 508 East 84th st., from 4 to 7 p. m.

GENTS' clothing, also dry goods sold on instalments at reasonable prices. Address Fair Deal, 31, Journal.

INDIAN CURIOS—Large collection North American Indian curios; choice specimens; good condition. McHugh, 1632 Amsterdam ave.

LAGER BEER SALOON for sale or rent, with dance hall; good location; 20 minutes from Broadway ferry; license $100; rare chance for right man. Call or write F. Barsnowski, box 78, Maspeth, L. I.

ONE 30, 35 and 40 horse power horizontal self-contained engine. George Fletcher, 787 Hancock st., Brooklyn.

POOL AND BILLIARD TABLES, all sizes, auction prices. W. H. GRIFFITH & CO., 16 4th ave.

PARLOR SUIT, beautiful; cost $75; will sell for $18. Thoma, 1627 2d ave., near 84th st.

TYPEWRITER HEADQUARTERS, 104 Fulton st., formerly Liberty st.—Finest display room, largest stock in the city; don't rent an inferior typewriter; only highest grade instruments rented; $3 to $4 monthly; kept repaired free; handsome tabled furnished free; all manufactures; telephone connection.

TYPEWRITERS—Bargains; all makes; cash or instalments; kept repaired six months free; rented $2 and $3 monthly. Central Typewriter Exchange, 202 Broadway, near Fulton.

TYPEWRITERS—Standard makes from $20 up; rented cheap; machines purchased. NEW YORK TYPEWRITER EXCHANGE, 10 BARCLAY ST.

UPRIGHT piano, good make and fine condition; Matushek, $50. 1030 Gates ave., near Broadway, Brooklyn.

WILL sacrifice elegant parlor and dining furniture, mirrors, folding bed, upright piano. 238 Woodbine st., Brooklyn.

WALTHAM WATCHES, diamonds, jewelry, $1 weekly instalments; delivered on first payment. Exchange Watch Co., 187 Broadway.

1896 REMINGTON, model 20, 26-inch frame; used once; find it too high for me; will sacrifice to quick buyer. Address Spot Cash, 270 West 23d st.

Brooklyn.

BEAUTIFUL UPRIGHT PIANO for sale cheap. Please call at 15 Halsey st., Brooklyn.

ELEGANT upright mahogany, nearly new, well known make; sells reasonably. 864 Willoughby ave., near Broadway, Brooklyn.

PIANO—First-class upright; cheap on account of removal. Seeger's hall, 1440 De Kalb ave., near Hamburg, Brooklyn.

WOULD sell or exchange telegraph sounder, with keys, for good make revolver. Watson, 376 Broadway, Brooklyn.

1896 LADIES' WHEEL; also gents' 24-lb. 28 frame, $45 each; new; purchased in February; must be sold; evening. Basement, 502 Marcy ave., Brooklyn.

HOUSES TO LET.

Unfurnished.

THREE-STORY HOUSES $50.

All improvements; three minutes from L station. COLLIN H. WOODWARD, 306 West 145th st.

FOR TWO FAMILIES.

Four-story English basement, arranged for two families; rent $70 to one tenant.
COLLIN H. WOODWARD, 306 West 145th st.

FORDHAM—Finely located, 12 rooms; all improvements; plenty ground; stable; near station; rent $35. Duncan, 184th st. and Valentine ave., or 203 Broadway, room 509.

MAKE offer on 252 and 254 West 93d st., 4½-story American basement houses; will rent them low. Stevens, Columbus ave., corner 93d st.

$14 TO $40—Houses, floors; all improvements; near L road and trolley. Owner, 991 East 169th st.

Long Island.
Furnished.

15 WELL-FURNISHED rooms, by side of large lake; large piazzas, plenty shade and fruit; privileges of boat free; 5 minutes' walk from depot; $250 for season part of house can be had if desired; piano. J. E. Hall, Sayville, L. I.

New Jersey.
Unfurnished.
TO LET
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HOBOKEN, N. J.

The HOBOKEN LAND AND IMPROVEMENT CO. have fine houses TO LET, with every improvement, from $30 to $75 a month.
Also fine flats from $12.50 to $40 a month.
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RENT $16 AND $17—Handsome new houses, built for 2 families; 5 rooms and bathroom each floor; every modern improvement, comfort and convenience; also houses of 8 and 12 rooms, $25 each; these are all in a lovely neighborhood, making delightful homes; the best value for the money to be found. Inquire John M. Jones, 73 Slip ave., Jersey City Heights (take Cortlandt st. ferry, Court House cars); or 352 Washington st., New York.

TO LET—Handsome, new eight-room house; all improvements; hot water, heat; one minute from depot; 35 minutes from New York; Newark branch, Erie Railway; $30 per month. Apply Mrs. J. Hardman, Jr., Belleville, N. J.

Staten Island.

HOUSE,