CITY REAL ESTATE FOR SALE.

From Battery to 14th St., Inclusive.

A.—SEVENTH WARD FLAT and TENEMENT PROPERTY; some of the best new Houses in this rapidly growing section at bottom prices; very little cash needed. RENT GUARANTEE COMPANY, 340 Grand st.

CORNER NORTH MOORE AND VARICK STS. AND other Fifth ward Property. JACOB LEUBY, 42 Pine st.

GRAND INVESTMENT—CORNER STORE AND office Property, near Wall st., paying largely, on account of dissolution of partnership; sacrifice for $49,000. GIBSON, 58 Liberty st.

INVESTMENT PROPERTIES, SOME VERY DESIRABLE, for sale at fair prices. RULAND & WHITING, 5 Beekman st.

Above 14th St., 5th Av. to East River.

A FOUR STORY BROWN STONE HOUSE, NEAR 28th st., Lexington av., very cheap; see it. CHAS. S. PECK, 4 West 28th st.

HANDSOME FLAT (MODERN); EXCELLENT TENant; sale or exchange for lots or private house. TAYLOR, 89 White st.

TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 89th sts.; watchman on the premises. E. KILPATRICK, Builder.

5TH AV., 110TH ST., ADJOINING MOUNT MORRIS Park.—Price $10,000; easy terms, for three story high stoop brick House. JOHN HOGAN, 35 West 110th st.

25 EAST 74TH ST.—25X66X102; IF SOLD IMMEDIATELY, $40,000; worth $50,000; easy terms; open for inspection.

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

A.—THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS PRIVATE RESIDENCE IS CALLED TO NOS. 135 AND 137 WEST 71ST ST., THE ONLY ONES LEFT OF THE ROW, BETWEEN COLUMBUS AND AMSTERDAM AVS.

These houses are finished in the same elegant manner which characterizes all our work; and the trim is hardwood throughout. They can be seen any day, Sundays included; watchman on premises. For particulars apply to or address TERENCE FARLEY'S SONS, 1,172 COLUMBUS AV., CORNER 72D ST.

A.—A.—BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES on the FINEST STREET in this city. BUILT BY JOHN G. PRAGUE, ARCHITECT. Perfectly magnificent in all details and finish; NOS. 133 TO 141 WEST 86TH ST., boulevard street, 100 feet wide; no other street in the world as fine in its artistic laying out; houses full width and of immense depth; back staircases, double cellars, &c. Apply to FOWLE, 1,443 Columbus av.

A WEST END AVENUE FRONT, EIGHT LOTS, ment (stores), 203 East 97th st.; Tenement (stores), 1,757 3d av.; gentleman's Country Seat, Greenwich, Conn.; Lot, 37.6x100, West 106th st., near Park. C. H. BLISS, 1,441 Broadway.

A.—PEERLESS MANSIONS, MANHATTAN SQUARE North (81st st., between 8th and 9th avs.); cabinet finish, 25x66; four stories, basement and cellar; classical, original and unique; "L" station at corner; inspection invited; see article on these houses by Russell Sturgess, architect, in "The City House" in Scribner's for June, 1890. Titles will be guaranteed by policies of title insurance of the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st., New York. RICHARD DEEVES, owner and builder, 66 West 83d st.

A.—PARTIES WISHING TO PURCHASE a first class private House at very reasonable prices would do well to examine the newly finished Houses, Nos. 152, 154, 156, 158 West 74th st., between Columbus and Amsterdam avs. These Houses are thoroughly and substantially built by days' work and are finished in the best and most complete manner. Always open. JOHN COAK, Builder, 148 West 74th st.

A VERY CHOICE INVESTMENT PROPERTY for sale. The Westport, corner 73d st. and Columbus (9th) av.; 102 feet front on avenue, seven stories high; contains handsomest store and apartments on the finest business avenue on the west side; annual rental upward of $20,000; price, $210,000; $150,000 may remain at 5 per cent; can be seen only on application to the owners. CHARLES BUEK & CO., 1,137 Columbus av., corner 72d st.

A.— FOR SALE. NOS. 61, 63, 65 WEST 76TH ST. These pleasant four story brown and white stone front Houses, 20 feet in width, with dining room extensions; hardwood cabinet trim throughout; open sanitary plumbing; tiled bathrooms and parquet floors; houses built by day's work; 10 months in construction; first class in every particular; block restricted; prices and terms to suit quick buyer. Owner, No. 37 West 76th st.

A.—121ST AND 122D STS., WEST OF 7TH AV.—Splendid location, surrounded by three parks; cabinet trim; five kinds hard wood; fifteen bevelled plate mirrors; all kinds of improvements; prices $19,000, $20,000; cash $6,000 to $8,000; style, quality and finish equal to usual $40,000 houses; title will be guaranteed by the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st. A. P. SMITH, 218 West 122d st.

A.—A.—WE HAVE COMPLETED THREE ELEGANT 20x60 DWELLINGS, WITH BACK STAIRCASE, FINE WOODWORK, DOUBLE CELLARS; ALL BUILT BY J. G. PRAGUE, ARCHITECT, FOR AN ESTATE; NOS. 143, 145 AND 147 WEST 86TH ST., CONCEDED TO BE THE FINEST STREET IN NEW YORK; GREAT BARGAIN. INQUIRE OFFICE OF ESTATE, POWER, COLUMBUS AV., CORNER 85TH ST.

A.— WEST END AVENUE PROPERTY IMPROVES FASTEST.

ATTENTION.—FOR A NEW AND HANDSOME FIRST class four story brown stone House, at a bargain price; look at 58 West 92d st.; house open.

A.—MUST BE SOLD.—A GEM, FOUR STORY, CABinet throughout. No. 57 West 90th st., between 8th and 9th avs. Apply on premises.

A FULL WIDTH THREE STORY HOUSE, 22D ST., near 9th av., at reduced price; only $4,000 cash required. S. B. GOODALE & CO., 1,130 Broadway, near 23th st.

BARGAIN.—DOUBLE FLAT, WITH STORES, 8TH av., near 142d st. Owner, 93 Nassau st., room 313.

DESIRABLE PLOTS OF LOTS IN HARLEM, READY for immediate improvements, on av. St. Nicholas, 8th av., Lenox av., 135th and 136th sts., for sale on easy terms. WILLIAM E. HAWS, 39 Nassau st.

FOR SALE. LOTS, READY FOR IMPROVEMENT, on west side from 72d to 215th st. LESPINASSE & CO., 181 Broadway.

FOR SALE—141 TO 149 WEST 93D; "L" STATION; 20x52 and extension brown stone fronts; thoroughly well built. JAMES BROWN, Owner and Builder.

FOR SALE—15 WEST 120TH ST., A STRICTLY first class private dwelling; decorated throughout. Open for inspection.

MUST BE SOLD—MODEL THREE STORY, CABINET, box stoop, decorated Dwelling; restricted. 323 West 138th st., between 8th and Edgecombe avs. Apply on premises.

ONE DOOR WEST OF 5TH AV.—FULL LOT, WITH fine business improvements; grand investment. See it. CHAS. PECK, 4 West 28th st.

TWO FIRST CLASS DOUBLE FLATS; ONE BLOCK from elevated station and Central Park; no vacancies; rent each $3,810; Nos. 59 and 61 West 105th. JOHN P. KELLY, Owner and Builder, 61 West 105th.

WEST 78TH ST., NOS. 153-167, between Columbus (9th) and Amsterdam (10th) avs.

For sale, above eight elegant four story high stoop modern Dwellings, 18 to 20 feet wide, 55 deep, with three story extension; select, solidly built street; construction highest class; prices $30,000 to $34,000; liberal terms. Owner, WM. HALL, on premises.

WEST END AV., 207, NEAR 74TH ST.—THREE story box stoop brick and brown stone; on easy terms; open for inspection 11 to 1.

3 STORY STONE, 18 FEET; DECORATED; BARgain; $21,000; 92d, near office. STEVENS, 9th av., corner 93d.

62-68 WEST 94TH ST.—FOUR THREE STORY PRIvate Dwellings; cabinet finish; butler's pantry extension; restricted locality. CORNET & ZIMMERMANN, 450 West 54th.

72D ST.—25 FOOT, THREE ROOMS DEEP RESIdence for sale; spacious, elegant; superior in every part; finest block, best street; inspection invited. F. CRAWFORD, Builder, 114 West 72d.

North Side (Above Harlem River).

A.—FOR MANUFACTURERS, BUILDERS AND INVESTORS. THE PORT MORRIS LAND AND IMPROVEMENT CO. offer for sale on easy terms very choice Blocks and Plots at Port Morris (Twenty-third ward), including EAST RIVER WATER FRONTS, lying between 132d and 138th sts., on deep water, for factories, lumber and stone yards, &c.; horse cars running to foot of East 138th st.; branches of New Haven and Harlem railroads run through the property, affording all rail connection (without breaking bulk) to all parts of the country. Also choice Lots and Plots for investment or immediate improvement on and adjacent to SOUTHERN BOULEVARD AND ST. ANN'S AV., near St. Mary's Park, or streets already sewered, curbed, flagged and guttered, and on line of proposed horse car road. Maps and particulars of WM. REYNOLDS BROWN, 55 LIBERTY ST.

Miscellaneous.

A GREAT BARGAIN FOR INVESTORS.—FIVE story Double House; all improvements; finely decorated; built first class; good location; price only $21,000; only $2,000 cash needed; purchaser can pay mortgage from rent and get house free. R. PEHLEMANN, 171 Broadway, from 11 to 1.

ADJOINING BROADWAY CORNERS—TWO FULL Lots, with fine productive improvements thereon; terms to suit; possession. CHAS. S. PECK, 4 West 28th st.

A GREAT BARGAIN.—A HANDSOME SINGLE FLAT, renting for $4,500, will be sold for $27,500; only $5,000 cash required. SIRE BROS., 183 Broadway.

A BARGAIN—CORNER FLAT PROPERTY, ONE OR three houses; two wide streets; will lease. Owner, 131 East 85th st.

BARGAINS AND EXCHANGES IN CITY, COUNTRY and Suburban Properties from $1,000 to $200,000; loans negotiated. BILLINGS & DERRICK, 216 Church st., room 19, city.

EAST 21ST, 28X100, PAYS SIX PER CENT ON
$80,000 only $70,000
116th st. corner; worth $50,000 35,000
3d av., near 116th st.; only 21,000
55 feet on 125th st 100,000
Four story brown stone, Lenox av 25,000
W. I. HOODLESS & CO., 219 West 125th st.

FOR SALE CHEAP—A FOUR STORY BRICK House on 7th av.; also a handsome new free and clear Residence on Columbia Heights, Brooklyn; splendid water view; finely finished; modern improvements; extra large, airy rooms, with facilities. OWNER, Post office box 2,096.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

A.—IRVINGTON, N. Y. Commodious brick Mansion on the best part of Broadway, 16 rooms, steam heat, all improvements, stabling, charming river view, 3 1-10 acres, for sale at a great bargain. MACLAY & DAVIES, Equitable Building, 120 Broadway.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specially; sale and rent. S. EMBERSON, 59 West 42d.

BARGAIN—40 MINUTES FROM CITY; 30 TRAINS a day; five minutes from station; Queen Anne Cottage, nine rooms, improvements; plot 50x100. Address BRUNO, 392 Herald office.

WESTCHESTER COUNTY—LARGE AND SMALL Places for sale. FISH BROS., 18 East 23d st.

200 ACRES FRONTING ON NEW YORK AND Northern Railroad, Westchester county, for sale; within hour of City Hall; 100 acres if desired; fine for subdivision; bargain. ARNOUX & ELDREDGE, 307 Temple Court.

$12,000.—A BARGAIN.—40 ACRES AT UNIONPORT, four miles above Harlem Bridge; might exchange. SEALEY, 176 Broadway.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

APARTMENT HOUSE BARGAIN.—$20,000 FOR equity; sure 15 per cent net investment; fully rented, good tenants; only 15 minutes City Hall, New York; on Brooklyn Heights, Brooklyn, close Bridge. Address DAWSON, 364 Herald.

BARGAINS IN BROOKLYN HOUSES.
Monroe st.; frame, 9 rooms, all imp $3,000
Quincy st.; brick, 8 rooms, all imp 5,000
Van Buren; brick, 8 rooms, all imp 3,800
Monroe; 3 story brown stone, 13 rooms, only 6,200
J. S. FERGUSON, 989 Gates av.

FOR SALE—LOTS 24TH, 25TH AND 26TH WARDS, close by elevated railroads; several bargains; Equities of some parcels will be exchanged for free and clear improved; also full list of Lots for sale in all sections of the city. D. P. DARLING & CO., 30 Court st., Brooklyn.

FOR SALE—PROMINENT BRICK CORNER PROPerty in Brooklyn, with established liquor business; fine Fixtures; also Furniture; sold on account of death. Apply at Otto Huber's Brewery, Meserole st. and Bushwick av., Brooklyn, E. D.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

ATTENTION, INVESTORS!—FOR SALE—THE finest and most carefully cultivated Plantation in the South, 20 minutes' ride from a fine city port; deep river and rail transportation; fine Mansion; buildings of all kind; thoroughbred Sheep and Cattle; Artesian well; fine clay beds; plenty of game; pays well; fine present and immense prospective value; especially adapted for winter resort or club purposes. Address SOUTH, box 834 Herald office.

A.—FOR SALE—THE MARGATE, ATLANTIC CITY; most eligibly situated, on Pacific av., within three blocks of the Pennsylvania Railroad depot; 51 large bedrooms; large reception hall, dining room and parlor, and all conveniences for first class hotel; terms easy. Address I. G. ADAMS & CO., Atlantic City, N. J.

A.—ENGLEWOOD, N. J. Choice Building Sites, 70x150, on Chestnut and Lydecker sts., the most fashionable neighborhood, for sale on easy terms. Maps and full particulars from MACLAY & DAVIES, Equitable Building, 120 Broadway.

ARLINGTON, N. J.—LOTS AND BUILDING SITES for sale; easy terms. EILSHEMIUS, 265 Broadway, room 21.

FOR SALE—AN OLD HOMESTEAD AT TIVOLI, 1½ miles from H. R. R. R. depot; half mile from Madalin Post office; 34 acres of Land, a Dwelling House with 10 rooms, new barn, various outbuildings, a large Factory Building and Grist Mill, with turbine wheel and water power; a never failing mineral spring, whose waters are free from bacteria, has been habitually used for a century; price $6,000. For particulars apply to Dr. P. C. COLE, Executor, 254 West 42d st.

FOR SALE AT A BARGAIN—ORANGE GROVE ON ten acres ground, situated one-quarter mile from South Florida Railroad, in city of 5,000 inhabitants and schools and churches; contains 500 bearing orange trees ten years old; guava and rose bushes and mulberry trees; also six room House with gas and water; price $18,000; portion may remain on bond and mortgage three years. Address ORANGE GROVE, 300 Herald Uptown.

FLORIDA LAND.—A RARE OPPORTUNITY FOR investment if made at once. For particulars address EUGENE SWEENEY, Counsellor at Law, 134 East 125th st.

FOR SALE—LOT CHEAP, CORNER GREENPOINT and Lincoln avs., Woodside Heights, Long Island City, 25x100. Inquire HENRY HESSENBUTTEL, 341 Nevins st., Brooklyn.

FOR SALE.—TWO ACRES WITH GOOD WATER power for $1 to right party. Apply FARLEY, Shohola Falls, Pa.

HOTEL OF 124 ROOMS, BILLIARD ROOM, BAR, laundry and extensive stabling to lease for term of years or for sale upon easy terms to unexceptionable party of experience; none others need apply; finely located, facing the inlet and ocean, at Lawrence Beach, Long Island, between Far Rockaway and Long Beach, and adjoining Cedarhurst and Lawrence, in a beautiful section surrounded by elegant villa residences, with handsome lawns and landscapes, in the immediate vicinity of superb roads for carriage riding and a neighborhood of thrift and prosperity. The adjacent property is being improved to afford desirable homes for persons seeking the seaside, away from the undesirable features which usually prevail at seaside resorts, this property being restricted to dwellings entirely; no saloons. Apply in forenoon at HITCHCOCK'S Real Estate Office, 14 Chambers st., New York.

HANDSOME NINE ROOM COTTAGE, CLIFTON, Staten Island, for sale at $4,500, or to lease at $360 per annum; all improvements. Address A. B. C., Clifton, S. I.

HOMESTEAD, N. J., NEAR UNION HILL.—LOTS for sale; easy terms. EILSHEMIUS, 265 Broadway, room 21.

LONG ISLAND FARM FOR SALE—80 ACRES GOOD land, running spring water, abundant fruit; large house overlooking the Sound; will be sold very cheap; terms easy. H. B. CROSSETT, 171 Broadway.

ORANGE, N. J.—WITHIN SIX MINUTES' WALK OF Highland avenue station, in handsomely improved neighborhood, Residence, with all modern conveniences and grounds 185 by about 200; forest shade, and on corner two macadamized avenues; price $12,500. EDWARD P. HAMILTON & CO., 96 Broadway.

ORANGE, N. J. (ALL STATIONS.)—REAL ESTATE, sale and rent. EDW. P. HAMILTON & CO. 96 Broadway.

REAL ESTATE AT AUCTION.

A.—A.—A.— JOHN F. B. SMYTH, AUCTIONEER, will sell at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon, WEDNESDAY, January 14, 1891. Peremptory sale by order of the U. Graham & Sons Co., and to close up the partnership of the late firm of U. Graham & Sons. The following four story and basement brown stone Private Residences, all new, hardwood finish, butlers' pantries, extensions:—
29 East 79th st., between Madison and 5th avs.—25x74.2 feet.
1,042 Madison av., between 79th and 80th sts.—Box stoop, 33x71 feet.
1,045 Madison av.—19x82 feet.
1,047 Madison av., southeast corner 80th st.—26x68.2 feet.
43 East 80th st., near Madison av.—Dining room extension; 18.6x102.2 feet.
Always open for inspection.
Terms—75 per cent may remain on bond and mortgage at 5 per cent, at the option of the purchaser.
Messrs. HAYS & GREENBAUM, Attorneys, 170 Broadway, New York.

Executor's sale.
137 East 70th st., between Lexington and Park avs.—Three story and basement brown stone private Residence, on lot 20x82 feet.

THURSDAY, January 15, 1891.
502 East 12th st., between avs. A and B (near Tompkins square).—Five story brick Double Tenement, with two stores, on lot 28 feet wide.
320 West 37th st., between 8th and 9th avs.—Five story and finished basement brick and stone Double Flat; three families on a floor; lot 25x98.9 feet.
115 East 110th st., near 4th av.—Three story and basement brick Flat, on lot 16.8x100.11 feet.

To divide an estate.
Southeast corner 3d av. and 127th st.—Three story brick Buildings, with stores, and one two story frame Dwelling on street; size of entire site, 49.11x105 feet.

Maps at Auctioneer's office, 69 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUCTIONEERS, will sell at auction THURSDAY, January 8, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st.
foreclosure sale—252 West 34th st.
MONDAY, January 12.
Supreme Court sale—40 Essex st.
THURSDAY, January 15,
executor's sale—55 Stanton st., three story and basement store brick House.
Maps at auctioneers', 71 and 73 Liberty st.

RICHARD V. HARNETT & CO., AUCTIONEERS WILL SELL AT AUCTION THURSDAY, JANUARY 8, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st.,
EXECUTOR'S SALE—Estate Henry Harrison, deceased, 312 Canal st., near Broadway—Four story Office Building.
78 9th av., near 15th st.—Three story Building, with store.
189 East 108th st., near 3d av.—Four story and basement brown stone Flat.
121, 123 East 119th st., near Park av.—Four story brick single Flats.
211 East 106th st., near 3d av.—Four story brick Flat.
408, 410, 412 East 119th st., near 1st av.—Three story and basement brown stone Dwellings.
1,321 Pleasant av., near 71st st.—Five story Double Tenement (two stores).
140th st., near Lenox av.—Extra large sized Lot.
657, 659, 661, 663 Carroll st., Brooklyn—Brown stone Dwellings.
Union av., Prospect av., 23d ward, New York city—16 Lots, Dwelling, Stable, &c.
DUNNING & FOWLER, Attorneys, 67 Wall st., N. Y.
Maps at auctioneers', 71 and 73 Liberty st., New York.

REAL ESTATE TO EXCHANGE.

CITY FOR COUNTRY AND COUNTRY FOR CITY; several desirable Properties for exchange. CONDIT, 1,179 Broadway.

UNENCUMBERED COUNTRY PROPERTY.—LONG Island, $16,000 to $30,000; Westchester, $20,000; excellent opportunities to exchange. S. VAN WINKLE & CO., 26½ East 42d st.

5 DOUBLE TENEMENTS, WEST 49TH ST., RENTAL $2,700 each, for city or Brooklyn Lots. PRINCIPALS ONLY, Herald.

$12,000—BARGAIN—FOR IMPROVED PROPERTY, 40 acres, at Unionport, four miles above Harlem Bridge. SEALEY, 176 Broadway.

REAL ESTATE WANTED.

ADVERTISER WILL BUY, OR HIRE WITH PRIVIlege of buying, a full sized Residence, between 59th and 86th sts. and 6th and Lexington ave. RESPONSIBLE, Post office box 2,348.

WANTED—PLOT OF LOTS IN EXCHANGE FOR good Broadway Corner. Apply 183 Broadway, room 1.

TO LET FOR BUSINESS PURPOSES.

A.—LOFTS, 18,000 SQUARE FEET EACH; NEW building, northeast corner 13th and Hudson sts.; also front on 14th st., windows all sides, 300 running feet, large skylights; passenger and freight elevators; steam power; every convenience; one foreman can overlook large business here. Apply to JOHN PETTIT, 93 Nassau.

A.—A.—OFFICES, BANK BUILDING, BEEKMAN, corner Pearl st.; very light; all neat, quiet decorations; singly or en suite; from $200; every known convenience; four minutes' walk from Post office. Apply on premises.

A.—LIGHT LOFTS IN NEW BUILDING, NORTHEAST corner 12th and Greenwich sts., 41x73; windows all sides; power, elevator, &c. JOHN PETTIT, 93 Nassau.

A.—MAIDEN LANE, 51 AND 53 (JEWELLERS' EXchange Buildings).—Offices and Floors; passenger elevator and every convenience; very low rents. JOHN PETTIT, 93 Nassau.

TO LET FOR BUSINESS PURPOSES.

A FIVE STORY FACTORY, 50X100, BELOW 79TH st., to lease; fitted up complete with all wood working machinery, lighted all sides, the whole plant in perfect order; or First Floor and Basement will be rented for a mill; cheap rent. Address J. J. CAMERON, 16 East 42d st.

A NEWLY DECORATED STORE—12 WEST 27TH st., sixty-two feet off Broadway; possession; see it. CHAS. PECK, 4 West 28th st.

A GOOD CORNER FOR MOST ANY BUSINESS, southeast corner Lexington av. and 53d st.; $65 month. Owner, 183 Broadway, room 1.

BOWERY, SOUTHWEST CORNER SPRING ST.—Three desirable Lofts, 25x100x40x100, lighted three sides; steam heat, power; elevator; immediate possession. FOLSOM BROTHERS, 834 Broadway.

BOND ST., NEAR BROADWAY.—FINE LIGHT Lofts to let, also Basement; possession February 1, 1891; rent low. E. A. CRUIKSHANK & CO., 176 Broadway.

DESIRABLE STORES, LOFTS AND OFFICES, ALL parts of the city. FOLSOM BROTHERS, 834 Broadway, near 13th st.

DESIRABLE DESK ROOMS, $15 EACH; RECENTLY insured. J. HARRINGTON, 1,591 Broadway.

FACTORY, 510 TO 514 WEST 34TH ST.—SIX stories and basement; engine and boiler; fine light; low rent; or for sale. WM. C. WALKER'S SONS, 293½ Broadway.

FACTORIES, EVERY DESCRIPTION, CITY, COUNtry; steam, water power. E. DeF. SHELTON, Specialist Manufacturing Property, 57 Broadway.

HANDSOME SECOND FLOOR ON 23D ST.; LIGHT business and residence; also Offices, Studios, &c. S. B. GOODALE, 1,130 Broadway.

LARGE LIGHT LOFT, 25X80, WITH POWER AND hoist, near 6th av. THOMAS & ECKERSON, 35 West 30th st.

LOFTS—LARGE, SMALL, WITH STEAM POWER TO suit, 310-316 East 75th st.; also Ground Floor.

OFFICES TO LET, CHEAPEST ON BROADWAY, Columbia Building, 29 Broadway, corner Morris st.—Fireproof; frontage on three streets, affording direct light and ventilation to each office; 200 feet southern exposure; magnificent view of bay; four elevators; steam heat, electric light and janitor's services included in rent; partitions to suit tenant; ready about April 1, 1891. E. A. CRUIKSHANK & CO., 176 Broadway.

RESTAURANT, HARDWOOD FINISH, FRONTING two streets, opposite Produce Exchange; No. 12 Stone st.; rent low.

SMALL AND MEDIUM OFFICES TO RENT at 108 Worth st.; moderate prices. Apply to SMITH, HOGG & GARDNER, 115 Worth st.

STORE ON 30TH ST., TWO DOORS WEST OF Broadway, with double window. THOMAS & ECKERSON, 35 West 30th st.

STEAM POWER FLOORS, 35X50 AND 25X60; ELEVator, steam heating; low insurance. 54 Rutgers st.

STORE—CORNER 7TH AV. AND 53D ST.; MOST any business; $45 month. Owner, 183 Broadway, room 1.

TO LET IN FLOORS—THE FINEST FACTORY BUILDING IN THE CITY, 42 TO 50 WEST 67TH ST.; LARGE, LIGHT FLOORS, 10,000 SQUARE FEET OF SPACE ON EACH FLOOR; AMPLE STEAM POWER; GRINNELL SPRINKLER; INSURANCE ONE PER CENT.

TO MANUFACTURERS. — TO LEASE, BEST lighted 75 foot front Lofts in the city; three left; will be rented together or separately; high ceilings; almost fireproof; low insurance; steam elevator, power and heat; 102, 104 and 106 Wooster st.; must be seen to be appreciated. WM. C. WALKER'S SONS, 293½ Broadway.

TO LEASE FOR BUSINESS PURPOSES—NOS. 135, 137 AND 139 WEST 42D ST., NEAR BROADWAY, 60X100. APPLY TO H. R. DREW & CO., 1 WEST 27TH ST., CORNER 5TH AV.

TO LET—ELEGANTLY APPOINTED STORE, SUITable for any high class business; next Delmonico's, on Broadway; reasonable rent to reasonable tenant. Apply J. REDFERN & SONS, 210 5th av.

TO RENT—STORE AND BASEMENT, 43 LISPENARD st., 25x50, near Broadway. RICHARD V. HARNETT & CO., 71 and 73 Liberty st.

WEST 22D ST.—THREE LOFTS, 75 FRONT, 40 deep; light all sides; steam power, heat, elevator. DUSENBURY, 11 Murray.

WOOSTER ST., NEAR BLEECKER, 50X100; WILL improve to suit purchaser. SMITH & ALLEN, 675 Broadway.

246 WEST 18TH ST., NEAR 8TH AV.—NEW PLATE glass Store, basement, three rooms, $38. Janitor.

510 WEST 53D ST.—A NEW FIVE STORY FACTORY Building, suitable for manufacturing purposes, light from all four sides, will be let whole or in parts; good height between floors; elevator; steam or electric power supplied. J. B. ALLAIRE, 502 West 53d st.

834 BROADWAY, NEAR 13TH ST.—OFFICES TO let; elevator; steam heat; $120 to $480 per annum.

DWELLING HOUSES TO LET.

Furnished.

A FINE, LARGE, WELL FILLED LODGING HOUSE at low rent; Furniture for sale; near Fifth Avenue Hotel. CHAS. PECK, 4 West 28th st.

A.—TO LET—1,052 5TH AV., FIVE STORY BROWN stone Dwelling, with stable, furnished or unfurnished. DORE LYON, 321 West 136th st.

A PARTLY FURNISHED THREE STORY HOUSE TO let until May at a low price; lease can be renewed. Inquire of occupants, 303 West 46th st.

AN ELEGANT HOUSE; CENTRAL LOCATION; ASsured income; Furniture for sale. E. A. DAILEY, 74 West 35th.

HOUSE TO RENT, FURNITURE FOR SALE; PRESEnt income $300; can be increased. Address K., 258 Herald Uptown.

Unfurnished.

A.—TO LET—FOUR STORY DWELLINGS, 76TH, 77th sts. and West End av.; always open. DORE LYON, 321 West 136th st.

A.—A DECORATED THREE STORY AND BASEMENT brown stone front House, in thorough order. Apply on premises, No. 109 West 63d st.

AT $1,100.—FOUR STORY BASEMENT HOUSE, 25TH st., 7th and 8th avs.; immediate possession. S. B. GOODALE & CO., 1,130 Broadway.

DESIRABLE HOUSES, UNFURNISHED AND furnished, all parts of the city. FOLSOM BROTHERS, 834 Broadway, near 13th st.

123 CHARLES ST.—SMALL, THREE STORY BRICK Dwelling, nine rooms; bath; $30 month. Inquire 92 Bank.

FURNISHED ROOMS AND APARTMENTS TO LET.

1.—ELEGANTLY FURNISHED APARTMENTS, ONE, two and three rooms; private hall; bath, heat, breakfast; hotel attendance. First corner flat, 75 West 51st st.

1.—APARTMENT FOR GENTLEMEN; TASTEFULLY furnished; three connecting rooms, bath; first floor. 337 West 23d st.

1.—SECOND FLOOR, PARTLY FURNISHED; SUITE three Rooms, third floor; baths adjoining. 26 West 19th st.

1.—AN ELEGANTLY FURNISHED SECOND FLOOR to let, singly or en suite. 45 East 41st st.

1.—HANDSOMELY FURNISHED ROOMS; SOUTHern exposure; terms reasonable. 161 East 34th st.

4TH AV., 280.—TWO PLEASANT AND WARM CONnecting Rooms; $5 per week or $2 50 single.

5TH AV., 467.—BACHELOR APARTMENT.—MAGnificently furnished Second Floor; private bath; private dining room; first class valet attendance; very reasonable to May 1; references.

6TH AV., 916, THIRD FLAT.—SINGLE AND CONnecting furnished Rooms; hot and cold water; accommodations.

6TH AV., 662.—A FURNISHED FRONT HALL ROOM to let, first floor, for gentleman; references.

13TH ST., 226 WEST.—TWO NEATLY FURNISHED front Rooms for light housekeeping; all conveniences.

15TH ST., 154 WEST.—LARGE ROOM, WELL FURnished, well heated, running water, $7; also hall Room.

16TH ST., 35 WEST.—HANDSOMELY FURNISHED Suite of Rooms, second floor; also single Rooms for gentlemen.

16TH ST., 37 WEST.—TO LET, ELEGANTLY LARGE furnished Room; gentleman only.

19TH ST., 202 EAST.—FURNISHED ROOMS FOR light housekeeping; all improvements; also small Rooms for gentlemen.

19TH ST., 50 WEST.—HANDSOMELY FURNISHED large and small Rooms for gentlemen.

19TH ST., 115 EAST, NEAR 4TH AV.—LARGE, DEsirable Rooms; heat, hot and cold water.

20TH ST., 42 EAST, NEAR BROADWAY.—TWO large Parlors with extension, large Room with adjoining hall Room, second floor, and also two hall Rooms, third floor; all fully furnished; references exchanged.

21ST ST., 48 EAST.—HANDSOME ROOMS, EN suite or singly; appointments and attendance unexceptionable; reference exchanged.

21ST ST., 143 WEST.—HANDSOME SECOND STORY front Room and other Rooms to let furnished; references.

22D ST., 129 WEST.—HANDSOMELY FURNISHED Rooms, second and third floors; gentlemen or families; attendance first class.

22D ST., 147 WEST.—A LARGE FRONT ALCOVE Room, furnished, with private bath; gentleman only.

22D ST., 110 WEST.—HANDSOMELY FURNISHED large front Rooms, second floor; ample closets.

23D ST., 155 AND 157 WEST.—ROOMS, LARGE AND small; neatness unsurpassed; $2 upward.

24TH ST., 40 WEST.—TWO LARGE ROOMS, SECond floor, one with private bath; other Rooms; reasonable.

24TH ST., 45 WEST.—FURNISHED ROOMS, LARGE and small; Board if desired.

27TH ST., 7 EAST.—HANDSOMELY FURNISHED Rooms, gentlemen or families; Breakfast optional; convenient to clubs and restaurants.

28TH ST., 41 WEST.—MAGNIFICENTLY FURNISHED Parlor Floor, with private bath; Suites, square and single Rooms, all with baths; half price to May 1; house newly plumbed, renovated and furnished; hotel attendance.

28TH, 42, NEAR BROADWAY.—LARGE AND SMALL sunny Rooms; convenient principal hotels, restaurants, "L" station; gentlemen.

29TH ST., 143 EAST.—HANDSOMELY FURNISHED Rooms in private house, with use of piano; very reasonable.

29TH, 9 WEST.—PARLOR FLOOR, PRIVATE BATH; second floor Suite; also single Rooms.

30TH ST., 29 WEST.—NICELY FURNISHED SECOND floor Room with grate fire; Southern exposure; price reasonable.

30TH ST., 26 WEST.—ELEGANTLY FURNISHED Apartments for gentlemen; private bath; breakfast and dinner if desired.

30TH ST., 120 WEST.—NICELY FURNISHED LARGE, sunny Room; suitable for two gentlemen; gas and bath.

30TH ST., 19 WEST.—FURNISHED ROOM TO LET; gentlemen only; references required.

320, 19 EAST.—HANDSOMELY FURNISHED LARGE Rooms, with every convenience; terms moderate; good attendance; references.

32D ST., 23 WEST.—HANDSOMELY FURNISHED sunny Rooms for gentlemen, without board; near 5th av.

33D ST., 42 WEST.—NEWLY FURNISHED PARLOR Floor, with bathroom; gentlemen or gentleman and wife.

34TH ST., 249 WEST.—LARGE FRONT SUNNY Room, private house, $6 weekly; also Single Room; bath.

38TH, 227 WEST.—LARGE FRONT ROOM, SECOND floor; also hall Room, well furnished; southern exposure.

40TH ST., 103 WEST.—HANDSOMELY FURNISHED front Parlor; gentlemen; $6 weekly; gas, bath, all conveniences. GRAY.

42D ST., NEAR BROADWAY—ELEGANT PARLOR floor for doctor or business. Address C. W., 106 West 42d st.

FURNISHED ROOMS AND APARTMENTS TO LET.

42D ST., 334 WEST.—CHEERFUL, HOMELIKE, cosey front Parlor and bedroom; genial home; $4; gentlemen preferred. Dressmaker's bell.

43D ST., 212 WEST.—AN ELEGANTLY FURNISHED Parlor Bedroom, with private bath; references exchanged.

44TH ST., 238 WEST (NEAR BROADWAY).—FAMIlies or gentlemen desiring Rooms, en suite or singly, will find choice accommodations at reasonable prices, with or without Board.

45TH ST., 17 WEST.—LARGE FRONT SQUARE Room; two closets; one with running water; reference.

46TH ST., 338 WEST.—HANDSOMELY FURNISHED Room, with heat, with private family.

47TH ST., 115 WEST.—PRIVATE FAMILY HAS large three-window Room; southern exposure, with all conveniences for gentleman, or gentleman and wife; moderate prices.

48TH ST., 71 WEST.—HANDSOMELY FURNISHED Rooms, singly or en suite; bath; terms moderate. MILLER.

49TH ST., 161 WEST.—HANDSOMELY FURNISHED, large Room; gas, bath, heat, closets; $6 50 weekly; private family.

53D ST., 215 EAST.—TWO FRONT, SUNNY ROOMS to let for gentlemen. Ring Mrs. Rutherford's bell.

56TH ST., 161 WEST.—FURNISHED FRONT ROOM; breakfast if desired; references exchanged. Weilheim.

64TH ST., NEAR PARK AV.—LARGE, NICELY FURnished front Room, in private Jewish family, for gentleman; references. Address COMFORT, Herald Agency, 1,052 3d av.

85TH ST., 319 EAST.—LARGE, NICELY FURNISHED front Room and adjoining Bedroom, suitable for one or two gentlemen, $2 50 per week. Apply Mrs. JUCH.

126TH, 318 WEST.—COSILY FURNISHED ROOMS, second floor, front, suitable for two; near station; family private.

130TH ST., NEAR 7TH AV.—FURNISHED SQUARE front Room to let; private family. Address A. F., 306 Herald office.

AT 29 EAST WASHINGTON PLACE.—CHOICE LOCATION for the winter; large and small Rooms, handsomely furnished.

A.—HALL ROOM TO LET, FOR GENTLEMAN ONLY; reference required. 16 Irving place.

BACHELOR APARTMENTS — FLOOR, PRIVATE bath, $60, or large square Rooms, private bath, $30 per month; new and handsome. THOMAS & ECKERSON, 35 West 30th.

BACHELOR APARTMENTS—ELEGANTLY FURnished, steam heated, porcelain baths; very cheap; balance of season. 8 West 28th st.

BROADWAY, 1,147, BETWEEN 26TH, 27TH STS. (Lafayette).—Small Rooms, $3 per week; large Rooms, $5; bath.

LAFAYATTE PLACE, 21.—N