## CITY REAL ESTATE FOR SALE.

### From Battery to 14th St., Inclusive.

A.—MADISON ST.—FIVE STORY TENEMENT, 14 rooms to each floor; cheapest house; best location; excellently built; price $40,000; rent $4,450; must sell. S. H. STONE, 457 Grand st.

A WELL PAYING THREE STORY AND BASEMENT 21x55x100 brick House on Grove st., near Bleecker, $13,500; good location; good property. H. W. SHIPMAN, 137 Broadway.

A.—ALLEN ST., SIX STORY TENEMENT; FULL lot; rent $2,850; price $26,000; great bargain. S. H. STONE, 457 Grand st.

A.—PLOT 80X110, MADISON ST.; EXCELLENT LOCATION; price $62,000; easy terms; rarest bargain. S. H. STONE, 457 Grand st.

A.—FOR SALE—HANDSOME FIVE STORY BROWN stone Flat; Ninth ward, near 4th st. Inquire JOHN STEWART, 958 8th av.

A.—SOUTH 5TH AV., NEAR BLEECKER—SIX story new Business Property, $10,000 cash, balance easy terms; must sell. STABLER & SMITH, 31 Nassau.

BARGAINS IN TENEMENTS—ESSEX ST., NEAR Grand st., 25x75x87.6, six story, double stores and tenements; rents $3,800; price $36,500. JOS. COHN & SON, Real Estate and Loan Brokers, 147 Hester st., New York.

CORNER ON 10TH ST. AND WAVERLEY PLACE; will pay to alter; $32,000. KETCHAM, 106 West 10th.

DESIRABLE RIVINGTON STREET CORNER LOT, with old buildings; choice location for tenement. FOLSOM BROTHERS, 834 Broadway.

ELDRIDGE ST.—WELL LOCATED ST., SIX STORY double stores and Tenements; 25x100; price $34,000; rents $3,500; terms to suit. JOS. COHN & SON, Real Estate and Loan Brokers, 147 Hester st., New York.

INCOME BUSINESS PROPERTY DOWN TOWN; splendid opportunity for investors. J. G. HYATT, 120 Broadway.

THREE STORY 25 FOOT DWELLING, NEAR BEDford st.; select neighborhood; $7,750. AMES COMPANY, 109 West 34th.

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

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

A.—ATTENTION OF HOUSE BUYERS CALLED TO THOSE ELEGANT FOUR STORY AND EXTENSION DWELLINGS ON 92D ST., BETWEEN 5TH AND MADISON AVS., 19 TO 21 FOOT FRONTS; ALSO THREE STORY DWELLINGS ON SOUTHEAST CORNER 93D ST. AND MADISON AV., 20 FOOT FRONTS; PRICES VERY MODERATE. WALTER REID, OWNER AND BUILDER, OFFICE 11 EAST 92D ST.

A.—THREE SUPERB DWELLINGS, 25 FEET WIDE, NORTHWEST CORNER OF 71ST ST. BETWEEN MADISON AND 5TH AVS., OVERLOOKING LENOX PARK; SPECIAL ATTENTION HAS BEEN GIVEN TO SANITARY IMPROVEMENTS; PERFECT IN ALL DETAILS. DANIEL HENNESSY.

A CHANCE.—$15,000 LESS THAN COST, FULL front superb, commodious, dining room extension Residence, built by day's work; expensively frescoed and decorated; superior cabinet trim; proximity 5th av. and Lenox Hill; easy terms. Address SACRIFICE, Advertisement Office 1,523 3d av.

A GREAT BARGAIN—ONE OF THE BEST INVESTments ever offered—Handsome Corner, Single Flat, with four Stores, below 59th st.; renting for $4,300; price $36,500; only $5,000 cash required. SIRE BROS., 183 Broadway.

A GREAT BARGAIN.—ONLY $1,500 CASH REquired, balance in instalments; a large Double Tenement, near 2d av.; rent over $100 per month; price $13,500. SIRE BROS., 183 Broadway.

A GENTLEMAN'S RESIDENCE, $50,000; REMODelled, handsomely decorated, 22 foot four story brown stone, just off 5th av., near Windsor. If seeking a fine home don't miss this opportunity. MORRIS B. BAER & CO., 70 and 72 West 34th st.

A GREAT SACRIFICE FOR READY MONEY.—No. 26 East 62d st., near all the new hotels; finest private House in the city; the reasonable offer refused. WM. B. DONIHEE, 79 Cedar st.

A FIVE STORY DOUBLE FLAT, WITH TWO STORES and all improvements, paying 10 per cent on investment; must be sold before February 1; only $6,500 cash required; balance 5 per cent mortgage. ADDRESS YORKVILLE, Herald office.

ADJACENT TO AND ON MADISON AV.—ELITE LOCATION; choice Residences: 65th to 95th st.; $21,000 to $75,000. ——Bargains.—— JOHN J. KAVANAGH, 1,631 Madison av.

ABOVE 60TH, N. MADISON, 4 S. RESIDENCE, $24,000 1st av., near 56th, 4 story Double Flat (rented).... 21,500 71st, between 2d and 3d, Single four story Flat.... 18,500 Lexington, near 60th, Single four story Flat..... 16,500 FROEHLICH'S office, 169 East 61st.

AN EXCELLENT OPPORTUNITY TO SECURE A choice paying investment—A handsome five story Double Flat, with stores; fully rented at $1,992; price $18,500; location excellent; come quick; must be sold. DUFF & CONGER, 1,474 3d av.

A POSITIVE BARGAIN—TWO EXCELLENT Apartment Houses, in perfect order; splendidly located; on same block as "L" station; fully rented at $2,200 each; price $21,000 each; terms easy. DUFF & CONGER, 1,474 3d av.

A.—$14,500 WILL BUY ELEGANT 10 FOOT THREE story and basement high stoop Dwelling, close to 125th st. and Madison av.; fine condition; a bargain. W. G. WALSH, 81 East 125th st.

A.—OWNER, NEEDING READY CASH, WILL SACrifice elegant four story Double Flat, always rented, near 110th st., west 5d av.; for $21,000; fine private neighborhood. NEVILLE & CO., 81 East 125th st.

A.—A.—SINGLE FLATS, HARLEM. AT $9,000, $9,500, $10,000, $10,500, $11,000, $11,500, $12,000, $13,000, $14,000; some bargains. NEVILLE & CO., 81 East 125th st.

A GREAT BARGAIN.—FOR SALE ON 62D ST., near Madison av., a four story high stoop brown stone House; only $27,500; $10,000 can remain at five per cent; immediate possession. S. EMBERSON, 59 West 42d st.

A BARGAIN.—TWO FIVE STORY, 25 FOOT DOUBLE Flats, 100 feet of 3d av., near "L" station, 47th st.; rent $3,250; price $30,000 each (one vacancy). CHAS. R. GREGOR, 814 3d av.

A REAL BARGAIN FOR SOMEBODY.—ELEGANT 20 foot Residence, 61st, between 2d and 3d avs.; only $18,500; owner going West. FROEHLICH, 169 East 61st.

A RARE CHANCE FOR INVESTORS.—TWO SINGLE Flats in Yorkville will be sacrificed in order to realize on them quickly; only $7,000 cash required. ADDRESS LEXINGTON, Herald office.

A FOUR STORY AND STORE BUILDING, CORNER 20th st. and 1st av.; well rented; a bargain. OGDEN & CLARK, 240 4th av. and 11 Pine.

A.—SMALL CABINET TRIM AND DECORATED private Dwellings; beautifully located and moderate price. 94th st. and Park av., northeast corner.

A.—$12,500 CASH WILL BUY AN ELEGANT SINGLE Flat near 59th st. and 3d av.; mortgage $19,000 at 4½ per cent. VICTOR FREUND & SON, 3d av., corner 47th st.

A.—$38,000 WILL BUY TWO FIVE STORY DOUBLE Flats near 59th st. and 2d av.; actually rented $4,200. VICTOR FREUND & SON, 3d av., corner 47th st.

A.—$12,500 WILL BUY 2D AV. PROPERTY NEAR 50th st. VICTOR FREUND & SON, 3d av., corner 47th st.

A VERITABLE BARGAIN. 57th st., near Park av., 20 ft. 4 story brown stone, $30,000 MORRIS B. BAER & CO., 70 and 72 West 34th st.

A GREAT CHANCE FOR A SPECULATOR.—FIFTH avenue Lots, opposite Park; very easy terms; will grow into money daily. WM. B. DONIHEE, 79 Cedar st.

A.—BARGAIN, EAST 54TH ST.—DESIRABLE THREE story brown stone private House, 17.11x45x105. FOLSOM BROTHERS, 834 Broadway.

A CORNER FIVE STORY ON 1ST AV., NEAR 84TH st. JOHN MAATZ, Owner, 361 2d av.

BARGAIN.—FIVE STORY DOUBLE TENEMENT, with Stores, full lot, 10 rooms on floor, near 16th st. and 1st av.; mortgage $11,000; rent $1,872; price $17,750. BROSIEN, 311 East 18th st.

BUILDING LOTS, 25X100, NEAR 23D ST. AND 2D av.; price reasonable; terms to suit. WM. W. FOGG, 150 Broadway.

BARGAIN.—CHOICE NEW CORNER, MADISON AV., up town, 100 foot street entrance to Park; fine location for first class liquor business. CODY, 1,438 3d av.

BUILDERS, ATTENTION!—YORKVILLE CORNER, four full Lots, 102x100; excavated; easy terms. CODY, 1,438 3d av.

CIGAR FACTORY AND TWO TENEMENTS CONnected; steam heat, steam power, elevator, &c.; possession May 1 next; 403 to 409 East 70th st. W. F. LENNON, 124 East 84th st.

FOR SALE, A GOOD INVESTMENT—THE BEST Corner on Eastern Boulevard; price $36,000; rentals nearly $3,800; all full; nearly new; not built for speculation. Inquire of owner, on premises, northeast corner of 70th st.

FOR SALE—MADISON AVENUE CORNER AND ADjoining House, Single Flats, first class in every way, will net 10 per cent; Third avenue Corner and Houses adjoining, will be sold at a bargain. B. O'HARA, 1,145 2d av.

FOR SALE—144 EAST 53D ST., NEAR LEXINGTON av., "L" station on corner, decorated three story high stoop brown stone front House in first class order; a chance seldom offered. Owner.

FOR SALE—68, 70, 72 EAST 63D ST.; SINGLE Flats, newly finished, handsomely decorated, steam heated; eight rooms and bath; all improvements. On premises.

FOR SALE—THE FOUR STORY HIGH STOOP crown stone No. 41 East 53d st., size 20x50x100, with large extension. For permit call at "ORENOBLE" office, 57th st. and 7th av.

FOUR STORY BROWN STONE HOUSE, FINE order; established 10 years; renting furnished Rooms, Murray Hill, near 40th st. Address OWNER, Herald Agency, 554 3d av.

FIVE STORY SINGLE FLAT AND STORE AND A four story brick Tenement in rear, 22x98.9; near Twenty-eighth street and Third avenue "L" station; price $20,000. F. E. BARNES, 4th av. and 25th st.

FOR SALE—PLOT OF LOTS, WITH BUILDINGS, on East 23d st.; good investment. Address OWNERS, 280 Herald Uptown office.

FOR SALE—BROWN STONE HOUSE, 112 EAST 112th st.; $10,000.

FOR SALE—TWO LOTS, 50X100, IN YORKVILLE; cheap. Apply owner, 415 East 69th st.

GREAT BARGAIN.—SIX STORY DOUBLE TENEment, with Stores, 14 rooms on floor, full lot, below 42d st., west of 3d av.; mortgage $26,000, 4½ per cent; rent $4,450; never vacant; price $41,500. BROSIEN, 311 East 18th st.

GREAT LOCATION FOR FAMILY HOTEL. ——Lexington av., near 42d st.—— Four story high stoop, private House; adjoining houses can be purchased reasonable. WM. B. DONIHEE, 79 Cedar st.

INVESTORS, ATTENTION!—NEAR 34TH STREET and 3d avenue "L" station; new brick Flat, 40x85x98.9, now fully rented at $6,000 per annum; price $30,000; mortgage $20,000, 4½ per cent. Also, same location, new five story and finished basement model Tenement, 25x89 x98.9, for $40,000; actual rental $4,332. Both houses well built; closest investigation solicited. F. E. BARNES, 4th av. and 25th st.

LARGE BRICK DWELLING, NEAR LEXINGTON av., Harlem; $12,000; easy terms; possession. MURRAY'S, 2,030 3d av.

NEAR THIS OFFICE—FIVE STORY, STEAM HEATed Double Flat, 25x80x100; first class, prompt paying tenants; price $33,000. F. E. BARNES, 4th av. and 25th st.

OWNER ANXIOUS TO SELL, NO REASONABLE offer refused—Four story Dwelling, 72d st., near Lexington av.; medium size; bargain. H. SCHMIDT, 1,136 3d av.

## CITY REAL ESTATE FOR SALE.

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

NEAR 16TH ST. AND AV. A.—FIVE STORY, double two stores; actual rent $2,620; fine condition; price $23,000. JOHN T. WALL, 170 East 99th st.

OWNER LEAVING TOWN. Reduced from $67,500 to $55,000. Very elegant 25 foot four story brown stone; east of 5th av., on Lenox Hill. MORRIS B. BAER & CO., 70 and 72 West 34th st.

ONLY $35,000 FOR a modernized 4 story high stoop brown stone Residence, near Madison av., near 57th st. MORRIS B. BAER & CO., 70 and 72 West 34th st.

POSITIVELY A BARGAIN.—$45,000 FOR FIVE story Flat, 32x88x100, on 86th st., near Park av.; easy terms. H. SCHMIDT, 1,136 3d av.

RARE OPPORTUNITY TO SECURE TWO ELEGANT apartment Houses, Nos. 309 and 311 East 70th st., each 31.8x88x100.11; in capital condition; will pay 15 per cent on the cash needed to purchase. ARTHUR KENNY, 60 College place.

STORES AND PRIVATE HOUSES—BARGAINS—Store Property—3d av., $21,000; 2d av., $10,000 and $12,750; 1st av., $12,000, $13,000; 120th, also 117th and 118th sts., near 3d av., $9,500, $10,000, $10,500; first class private, 116th, $11,500; five story Flat, 109th, $10,500; Dwelling, 110th, $6,500; 536 East 117th, $6,000; small houses, $4,750 upward. HUNT, 206 East 117th.

THE CHEAPEST CORNER ON EARTH, 2D AV. AND 49th st.—Good business corner; well rented stores and apartments; little cash required. WM. B. DONIHEE, 79 Cedar st.

15 PER CENT AND OVER ON AN INVESTMENT OF $8,000.—A five story Double Tenement near 3d av.; sure bargain. Call only, WHITTLE & DOWD, 184 East 116th st.

25 EAST 74TH ST.—25X60X102; IF SOLD IMMEdiately, $40,000; worth $50,000; easy terms; open daily.

33D ST., NEAR 2D AV.—TWO FOUR STORY TENEments, in first class order; rented $2,052; very safe investment; $10,000 cash, $14,000 mortgage 4½ per cent. SYDNEY FISHER, 238 East 23d.

34TH ST., NEAR LEXINGTON AV..... $22,000 Three story high stoop, 19 feet, to close estate. MORRIS B. BAER & CO., 70 and 72 West 34th st.

$1,000 CASH, BALANCE IN INSTALMENTS, A great bargain; handsome, new House; all improvements; modern style; near Madison av. SIRE BROTHERS, 183 Broadway.

$9,999 WILL BUY A TWO STORY BASEMENT AND cellar brick private Dwelling, with all improvements, between 2d and 3d avs., below 86th st.; easy terms. HUGO GORSCH, 1,476 3d av.

$10,000 CASH.—RENT $3,024; HANDSOME EAST side Double Flat, 25x76x100; mortgage $21,000. FOLSOM BROTHERS, 834 Broadway.

$17,000 ONLY FOR FIVE STORY TENEMENT, 102D st., near 3d av.; 25x80x100; recently overhauled; a positive bargain. H. SCHMIDT, 1,136 3d av.

$21,000.—3D AV., NEAR 79TH ST., FOUR STORY, with store; all rented. CODY, 1,438 3d av.

$26,000 WILL BUY A FOUR STORY CORNER ON 1st av., below 86th st.; easy terms; cheapest corner in Yorkville. HUGO GORSCH, 1,476 3d av.

$35,000—FOUR STORY PRIVATE, OPPOSITE MOUNT Morris Park, on 124th st., or exchange for Country Property. Owner, 123 West 38th st.

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

A.—FOR SALE. ONE OF THE FINEST MEDIUM SIZE HOUSES EVER PRODUCED BY SAMUEL COLCORD, NO. 120 WEST 81ST ST. Four story and basement Nova Scotia red stone and brick Dwelling, 18 feet wide, 54 feet deep, with three story butler's pantry extension; hardwood on all floors; decorated; gas fixtures and buffet; storm doors, &c., &c. Apply to FRANK L. FISHER & CO., 9th av. and 81st st.

AN EXCEPTIONALLY WELL BUILT FOUR STORY brown stone private Residence, 18x55x102.2, with three story extension, a restricted block in the tenderloin of the west side, will be sold at a less price than the cost to build. Call or send for complete list of West Side Property, just published. FRANK L. FISHER & CO., 1,357 Columbus (9th) av., southwest corner 81st st.

A.——A.——A. (SPECIAL BARGAIN.) A five story Double Flat, with stores, on Amsterdam (10th) av., near Eighty-first street "L" station; rents for $3,050; price only $28,500. Send or call for our illustrated catalogue. Apply to FRANK L. FISHER & CO., 1,357 Columbus (9th) av., southwest corner 81st st. ("L" station).

A FOUR STORY 19 FOOT BROWN STONE PRIVATE Dwelling, decorated and gas fixtures; near Central Park and "L" station; price only $26,000 to a quick buyer. Call or send for complete list of west side property, just published. FRANK L. FISHER & CO., 1,357 Columbus (9th) av., southwest corner 81st st.

ATTENTION! For sale, the elegant four story 20 foot private Residences, 55 to 59 West 74th st., built under the personal supervision of the owner and builder; hardwood trim, of unique design throughout; double sanitary plumbing of the very best system; we will sell one of these Houses (right) to a quick buyer; two blocks from elevated station. Open Sundays. Apply on premises, or HARRIS & MARTIN, 1,164 Columbus (9th) av., near 72d st.

A.—A.—WE HAVE COMPLETED THREE ELEGANT 22.6X60 DWELLINGS, WITH BACK STAIRCASE, PINK 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 86TH ST.

A.—9TH AV.—NEW, IMPROVED APARTMENT Houses on block above my office, with one and two stores; mortgage to suit purchaser; rent $4,700; price $44,000. P. C. ECKHARDT, 693 9th av., between 47th and 48th sts.

A.—NEAR MY OFFICE—FIVE STORY NEW DOUBLE Flat, 5 rooms and bath; terms to suit; rent $3,000; price $26,000. P. C. ECKHARDT, 693 8th av., between 47th and 48th sts.

A FIVE STORY STONE AND BRICK APARTMENT House, 25x80x103, near 6th av., on 15th st.; always rented; pays 12 per cent on whole investment; all improvements; rare opportunity. H. W. SHIPMAN, 137 Broadway.

AN EXCELLENT INVESTMENT IN APARTMENT House, 30th st., between 6th and 7th avs., paying over 11 per cent on whole investment; always fully rented; new building. H. W. SHIPMAN, 137 Broadway.

A PLOT OF LOTS ON BOULEVARD, NEAR 104TH st., at price much below the intrinsic value; fine location; ready for improvement; bargain for some one. H. W. SHIPMAN, 137 Broadway.

A.—WEST SIDE; MAGNIFICENTLY LOCATED. 4 story Dwelling, 20x54 and extension..... $20,000 3 story Dwelling, 17x54 and extension..... 22,000 3 story Dwelling, 20x55 and extension..... 25,000 PLUMMER, 1,500 Columbus av.

AN INVESTMENT RARELY MET WITH!!! Two fire story Double Tenements, 25x85x100, West 56th st.; 40 families; can be bought for less than $45,000 both; ONLY $5,000 REQUIRED. AMES & CO., 109 West 34th, corner Broadway.

A.—BUILDERS, NOTICE!!—ON 37TH ST., 7TH AND 8th avs., 75x100, price $54,500; also a Rivington street Corner, near Willett, over full lot, price $28,500, and many others. D. KEMPNER & SON, 602 8th av.

A SPLENDID FOUR STORY STORE APARTMENT House, 41st st., 8th and 9th avs., 25x100; rental over $1,800; mortgage $10,000; price $18,500. D. KEMPNER & SON, 602 8th av.

A.—THE TWO FINEST BROWN STONE THREE FAMily Flats for sale, between 7th and 8th avs. (near our office); just completed; will rent for over $10,000; price $90,000. Agents, D. KEMPNER & SON, 602 8th av.

A.—FOR SALE—102X100, WITH FIRE BRICK BUILDings; fine central location, 7th and 8th avs. (near our office); price $80,000. D. KEMPNER & SON, 602 8th av.

A.—43D ST., 8TH AND 9TH AVS., FIVE STORY Double Flat (full lot), rental $2,800; no vacancies; bargain; $27,000. D. KEMPNER & SON, 602 8th av.

A.—FIVE STORY IMPROVED TENEMENT, NEAR 8th av.; rent $3,600; terms to suit; price $33,000. P. C. ECKHARDT, 693 9th av., between 47th and 48th sts.

A.—131ST ST., NEAR LENOX AV.—THREE STORY brown stone, 16.8x50x100 feet; price $17,500. PORTER & CO., 211 West 125th st.

A.—FOUR STORY DOUBLE TENEMENT, TWO stores; rent $1,800; mortgage $10,000; price $17,000. P. C. ECKHARDT, 693 9th av., between 47th and 48th sts.

A BARGAIN—AN ELEGANT CORNER ON 8TH AV., near 86th st., overlooking the Park; five story, 25x96x100; all latest improvements; rent $7,000; can be bought at a very low figure. FRED A. CARLL, 176 Broadway.

A.—7TH AV. AND 122D ST.—THREE LOTS, ABOUT 76x100, ready for improvement; bargain to immediate buyer. FOLSOM BROTHERS, 834 Broadway, near 13th st.

A FINE FLAT HOUSE, BELOW 59TH ST., NEAR Broadway; fine order; all full; paying 12 per cent investment. Only buyers address OWNER, box 101 Herald Uptown.

A.—FOUR STORY AND BASEMENT BROWN STONE House, 22x50x100 about, on West 23d st., 100 west of 8th av.; price $30,000; terms easy. JACOB APPELL, 277 West 23d st.

A BARGAIN.—FIVE STORY DOUBLE FLAT, ALL rented; a good investment; will be sold cheap to quick purchaser; West 43d st., between 8th and 9th avs. GEO. GEOGHEGAN, 400 9th av.

A GOOD INVESTMENT!!!—TWO FLATS, NEAR station; every improvement; rented for $7,300; price $64,000; easy terms. McMONEGAL & ECKERSON, 1,608 9th av., near 93d.

A RARE BARGAIN!!—A BEAUTIFUL PRIVATE House, restricted street, near station; concession if sold quick. McMONEGAL & ECKERSON, 1,608 9th av., near 93d.

A NEW FOUR FAMILY TENEMENT, FULLY RENTed; improving neighborhood; near 7th av., 18th st.; $10,000 cash; balance easy. STABLER & SMITH, 1,187 9th av.

A.—WILL PAY 16 PER CENT ON INVESTMENT, best part of 10th av., five story Double Stores and Tenements; all rented. JOHN RUCK, Builder, 1,059 10th av., near 67th st.

A WONDERFUL BARGAIN!!!—FIVE STORY Double Tenement, with two Stores, West 30th st.; price $14,500; LITTLE CASH REQUIRED. AMES & CO., 109 West 34th.

A.—HARLEM APARTMENT HOUSE; ONLY TWO vacancies; steam heated, elevator, hall boys; fine location; good net income; will take Lots or Farm. Address B. X., Herald office.

A.—122D ST., NEAR LENOX AV.—VERY DESIRABLE three story Brown Stone, 17.4x52x100 feet; price $20,000. PORTER & CO., 211 West 125th st.

A FIVE STORY DOUBLE FLAT NEAR EIGHTY-first "L" station, 25x90x102.2, $38,000. WARE & ODELL, 1,374 Columbus (9th) av.

A.—FOR SALE—HANDSOME FOUR STORY AND basement private House, 15th st., west of 7th av.; terms to suit. JOHN STEWART, 958 8th av.

A.—PLOT 103X100, 38TH ST., NEAR 6TH AV. Four story buildings, price $82,500; fine property. S. H. STONE, 457 Grand st.

A.—WEST 67TH ST., NEAR 10TH AV., FIVE STORY double brown stone Tenement; will pay 15 per cent on investment. JOHN RUCK, Builder, 1,059 10th av.

A BUILDER MUST SACRIFICE TWO EXCELLENT Double Flats near 110th street station; sure profit; little cash needed. STABLER & SMITH, 9th av., corner 72d.

AMSTERDAM AV., NEAR 131ST ST.—FINE SELECtion of Flats and Tenements, all rented; will take small private House in trade. Owner, 224 East 119th st.

A CHEERFUL HOME!!! VERY CENTRAL!!!—Three story high stoop 20 foot front; 30th st., near 7th av.; $15,250. AMES & CO., 109 West 34th.

A GREAT BARGAIN.—THREE STORY AND BASEment brown stone private Dwelling, 251 West 122d st. Inquire C. CASPER, 54 East 131st st.

A NET PROFIT OF 15 PER CENT ON EQUITY $8,500, mortgage 4½ per cent; an unusual opportunity. STABLER & SMITH, 9th av., corner 72d.

A HANDSOME DWELLING ON 21ST ST., WEST OF 7th av.; price $21,000. KETCHAM, 106 West 10th.

## CITY REAL ESTATE FOR SALE.

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

A.——SLAWSON & HOBBS, REAL ESTATE BROKERS AND AGENTS.——

ARTISTIC—MODERN. UNIQUE—AND—COSEY.

PRICES LOW. | WEST SIDE DWELLINGS. | TERMS EASY.

EXCELLENT LOCATIONS, RESTRICTED BLOCKS.

A THREE STORY BROWN STONE, all hardwood, exposed plumbing, tiled bathroom..... $23,000

A THREE STORY BROWN STONE, 20x55x100, and b. p. extens'n; all hardwood, sanitary plumbing.. $25,000

A FOUR STORY BROWN STONE, 20x55x102.2 (near Seventy-second street "L" station); handsomely decorated; gas fixtures..... $29,500

A FOUR STORY BROWN STONE (near Seventy-second street "L" station), between Central Park West and Columbus av., 25x55x102.2, and DINING ROOM EXTENSION; all hardwood, EXPOSED PLUMBING.....$36,000

No. 9 West 74th st., FOUR STORY STONE Dwelling 20x80x102.2, and 4 story extension; servants' stairs to third floor; superior cabinet work and plumbing; construction and location THE BEST; inspection invited..... $50,000.

A FOUR STORY BROWN STONE (bay window on every floor), 25x80x35 feet x DINING ROOM EXTENSION x 107; first class builder; convenient location..... $65,000

WEST SIDE INVESTMENTS.

A FIVE STORY BROWN STONE SINGLE Flat, private neighborhood, rent $2,580; price $23,000.

A five story DOUBLE FLAT, 25x80x100, near "L" station; rent $2,700; ASKING $25,000.

A FIVE STORY DOUBLE FLAT, 35x98x100; all rented, yearly leases, $5,712; price $55,000.

WILL SUBMIT REASONABLE OFFERS ON ANY OF THE ABOVE PROPERTIES.

SLAWSON & HOBBS, 1,205 COLUMBUS (9TH) AV., NEAR 73D ST.

A.— WEST SIDE PRIVATE DWELLINGS. IN THE CHOICEST LOCATIONS ON THE WEST SIDE I AM OFFERING THE GREATEST BARGAINS.

BETWEEN Central Park West and Columbus av., within ONE THOUSAND FEET of Seventy-second street "L" station, in a choice, restricted street, a beautiful four story 20 foot House, DINING room extension; positive bargain at...$36,000

NEAR Central Park West, convenient to Eighty-first street "L" station, FOUR story 20 foot brown stone House; decorated, gas fixtures, &c.; price..... 30,000

A beautiful small House, three story..... 15,000

Save trouble, labor and time by using my CATALOGUE and GUIDE, which gives LOCATION and PRICE of all choice bargains in private Dwellings for sale in the high toned portions of the great west side.

THERE IS NOTHING AS SURE AND PROFITABLE FOR AN INVESTMENT AS GOOD REAL ESTATE IN THE RIGHT LOCATION.

EXAMINE the investments I offer paying FOURTEEN PER CENT NET on investment. JESSE C. BENNETT, 1,268 COLUMBUS (9TH) AV., NEAR 76TH ST.

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 IN 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.— INSPECTION REQUESTED OF THE MODEL HOUSES, 136TH ST., BETWEEN 7TH AND 8TH AVS. ELEVATED STATION 135TH ST. T. C. VAN BRUNT, OWNER, ON PREMISES.

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 POWER, 1,443 Columbus av.

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; 15 months in construction; first class in every particular; block restricted; prices and terms to suit quick buyer. Owner, No. 37 West 76th st.

A.—A.—WEST END AV., 103D AND 104TH STS.—Elegant three story and basement, 20 feet; also corner House adjoining on 103d st.; 17 and 18 foot houses, brown stone, high stoop, bay window fronts; latest improvements; $19,000 to $25,000; terms to suit; inspection invited; title guaranteed by Title Guarantee and Trust Co., 55 Liberty st. WALKER & LAWSON.

A DECIDED BARGAIN TO A QUICK PURCHASER.—Two fire story brown stone Tenements; all improvements except bath; just coming to renting rapidly; 30th st., west of 9th av.; well built; nothing has been left undone to make them a credit to the builder. GEO. GEOGHEGAN, 400 9th av.

A DECIDED BARGAIN.—HANDSOME PRIVATE brown stone House, three story, 18x55x100; magnificent front; cabinet and hardwood throughout; the best house in the block or vicinity; no better location in city, between Lenox and 7th avs.; price $26,000. R. PEHLEMAN, 171 Broadway, 11 to 1.

A.—SMALL HOUSES IN 121ST AND 122D STS. AND 7th av.; in style, quality and finish equal to the usual $40,000 houses; price $20,000; terms to suit; location the best; persons wanting something very fine will find it here; title guaranteed by Title Guarantee Company, 55 Liberty st. A. P. SMITH, 216 West 122d st.

BARGAINS IN FLATS ON LENOX (6TH), 8TH AND Willis avs.; big concessions to cash buyers; also several private Houses, best part of Harlem; $12,000 to $18,000. Particulars of BIERHOFF, 337 Lenox av.

BETTER THAN SAVINGS BANK. No. 303 West 139th st.— Three story high Stoop, cabinet finish; all improvements; little cash. WM. B. DONIHEE, 79 Cedar st.

BARGAIN.—OWNER, NEEDING MONEY, WILL sacrifice three story 20 foot brown stone Residence; restricted location; only $23,000. AMES & CO., 1,361 9th av., corner 81st.

BARGAIN—303 WEST 84TH ST.—FOUR STORY ENGlish basement brown stone private Dwelling; sanitary plumbing. Owner.

BROWN STONE HOUSE, 123D ST., $12,000; ANother, finely frescoed, dirt cheap. WESTCOTT & CROUCH, 2,084 7th av.

BARGAIN.—8TH AV. AND 50TH, EXTRA WELL built, improved Tenement, 25x80x100; price $24,750; rent (actual), $3,300. SHORT & WALL, 176 East 96th.

BARGAIN TO QUICK PURCHASER—WEST END av.—Three story House, near 72d. FOLSOM BROTHERS, 834 Broadway.

BARGAIN—SINGLE LOT, 65TH ST., NEAR 8TH av., ready for improvement; easy terms. TREACY, 1,009 9th av.

BIGGEST BARGAIN IN HARLEM, WEST SIDE.—Private House, decorated, $12,000; $2,000 cash. HOPKINS, 337 Lenox av.

CASH WANTED—BARGAINS FOR QUICK BUYERS, 123d, between Lenox and 7th.—Elegant Residence, $21,500; 97th, near 9th av., four story, only $18,000; West End av., adjoining restricted ground, single Flats, rented. FROEHLICH, 1,352 Amsterdam (60th) av., corner 81st.

CHOICE CORNER, WEST SIDE, BELOW 59TH ST., 100 feet on avenue, five stores, near station, can be bought right; no licenses; no brokers. Address INVESTMENT, box 300 Herald Uptown.

CHEAPEST HOUSE OFFERED.—FOUR STORY brown stone, near Broadway; price $13,000; only $1,000 cash required; possession at once. SIRE BROS., 183 Broadway.

FINEST SITE ON MANHATTAN ISLAND, Riverside av. Two Lots, surrounded by elegant improvements; just the thing for a retired gentleman. WM. B. DONIHEE, 79 Cedar st.

FOR SALE—A FIRST CLASS HOUSE IN WEST 86th st., 20 feet wide and four stories high; lot 100 feet; elegant decorations and all modern improvements; price $60,000, not less. Address A., 279 West 23d st.

FOR SALE OR WILL EXCHANGE—FINE PLOT, 100x95, Manhattan av., above 116th; ripe for improvement. AULD & CO., 8th av., 53th st.

FOR SALE—THE NEW FIVE STORY DOUBLE Tenement 420 West 29th st.; 20x88x98.9; excellent renting location. AULD & CO., 8th av., 56th st.

FOUR STORY BROWN STONE HIGH STOOP, 21 feet wide, Residence, 30th st., west of Broadway; 10 rooms; $22,000. AMES & CO., 109 West 34th.

FOR SALE—ELEGANT 20 FOOT FLAT; NONE SUperior; all light rooms. 113 West 124th. Paying investment.

INVESTMENT.—AMSTERDAM AV., NEAR 63D.—Five story Double Tenements, two stores, 25x85x100; price $27,500; well rented. SHORT & WALL, 176 East 96th.

INVESTMENT PROPERTY!!!—6TH AV., NEAR 34TH st., three small Buildings (three tenants). CODY, 1,438 3d av.

INVESTORS, ATTENTION! — BARGAIN, $60,000, large Corner on 125th st., west of 8th av. CODY, 1,438 3d av.

LOOK!—A NEAT COTTAGE, ALL IMPROVEMENTS, good order, with full lot, 25x100, near 129th st. and Lenox av., private neighborhood, only $14,000; rare chance. W. G. WALSH, 81 East 125th st.

LOTS FOR SALE IN THIS VICINITY, WITH BUILDing loan; cheap to reliable builder. ALBERT S. KALISKE, 1,197 Columbus av.

LOT IN WEST 45TH ST., 25X77; $4,750. J. J. KEENAN, 437 Lexington av.

OWN YOUR OWN HOME. No. 234 West 124th st.; four story Apartment, one family on floor; owner can live in one and rent the others; easy terms. WM. B. DONIHEE, 79 Cedar st.

## CITY REAL ESTATE FOR SALE.

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

LOTS!!!—WITH AND WITHOUT LOANS.

| | |
|---|---|
| 61st st., near 10th; 5 Lots, each | $3,000 |
| 67th st., near 9th; 2 Lots, each | 12,000 |
| 71st st., near 8th; 2 Lots, each | 20,000 |
| 81st st., near West End, 100x100 | 42,000 |
| 87th st., near 8th; 10 Lots, each | 13,250 |
| 84th st., near 9th; 6 Lots | 54,000 |
| 100th st., near 8th; 3 Lots, each | 13,750 |
| 99th st., near 10th; 20x100 | 8,500 |
| 103d st., near 9th; 4 Lots, each | 9,500 |
| 121st st., near 10th; 200x100 | 55,000 |
| 9th av., near 82d; corner Plot, 128x100, excav. | 105,000 |
| Boulevard, near 101st; 25x90 | 8,750 |
| West End av., corner 102d | 17,000 |

AMES & CO., 1,361 9th av., corner 81st.

PLOT 117X100, 21ST ST., BETWEEN 7TH AND 8TH avs.; a rare opportunity to secure a plot of this size in this locality at a reasonable price. WILLIAM J. ROOME, 410 6th av.

SAFER THAN RAILROAD BONDS. 9th av., near 72d st. Fine investment; Double Building; two stores, eight apartments. WM. B. DONIHEE, 79 Cedar st.

TEN NEW MODERN DWELLINGS, Nos. 26 and 28 and 33 to 47 West 75th st., four story brown stone, cabinet finished throughout; DINING ROOM AND BUTLER'S PANTRY EXTENSION