CITY REAL ESTATE FOR SALE.

From Battery to 14th St., Inclusive.

A.—FOR SALE ON SPRING ST., NEAR SOUTH 5TH av., 62x65 feet, desirable for manufacturing purposes. Apply to J. E. LEVINESS, 59 Liberty st.

FOR SALE—ON WEST 4TH ST., BETWEEN GREENE and Wooster sts., a two story and attic brick Dwelling; lot 20x56.5. WILLIAM E. HAWS, 39 Nassau st.

VALUABLE PIECE OF DOWNTOWN INVESTMENT

Property near the Cortlandt st. "L" station.
Net rental of nearly five per cent.
Rents increased after May 1; superb investment.
V. K. STEVENSON & CO., 106 Broadway.

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

A.—TWO HIGH CLASS RESIDENCES
ON LENOX HILL,
NOS. 46 AND 48 EAST 72D ST.,
BETWEEN MADISON AND PARK AVS.

No. 48, corner Park av., 24 feet wide.
No. 46, 23 feet wide, 60 feet in depth.

McCAFFERTY & BUCKLEY, Architects and Builders, office 384 Park av., near 53d st.
HOUSES OPEN. INQUIRE FOR WATCHMAN.

A.—ATTENTION OF HOUSE BUYERS CALLED TO those elegant four story and extension Dwellings on 92d st., between 5th and Madison ave., 19 to 21 feet fronts. Also three story Dwellings on southeast corner 93d st. and Madison av., 20 feet fronts; prices very moderate.
WALTER REID,
Owner and Builder, office 11 East 92d.

A.—CORNER STORE PROPERTY; BEST INVESTment in the city; 25x95x100; five story and basement Flat; steam heated and all latest improvements. Inquire on premises, southwest corner 106th st. and Madison av.

A DESIRABLE TENEMENT PROPERTY ON 38TH st., between 2d and 3d avs., for sale; front and rear buildings; rents for $1,728; price $18,500.
WILLIAM E. HAWS, 39 Nassau st.

COSEY AND REASONABLE; NO MISTAKE; 46 East 63d st.; a bargain. Apply quick.

FOR SALE—THE TWO ELEGANT DOUBLE FLATS, just completed, 110 and 112 East 124th st. Particulars, H. C. BROWNING, 401 Willis av.

HOUSE, 147 EAST 45TH ST., FOR SALE OR RENT. Apply to owner, HAWKESSWORTH, 15 State st.

SITE FOR INSTITUTION, FACTORY, TENEMENTS, 65th st., near 1st av.; 163x100.5.
CRUMBIE, 50 Broadway.

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.

239 EAST 28TH ST., 25X99; price $15,000.
Owner, P. WAGNER, 342 East 9th st.

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
NO. 137 WEST 71ST ST.,
(THE ONLY ONE LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS.

These houses are finished in the same elegant manner which characterizes all our work. The trim is hard wood throughout. They can be seen any day, Sundays included. 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 POWER, 1,443 Columbus av.

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.—LAST TWO OF A ROW OF EIGHT.
NOS. 165 AND 167 WEST 78TH ST.,
between Columbus (9th) and Amsterdam (10th) avs.
For sale, the above elegant new 18 feet four story brown stone Dwellings, with three story extensions; select neighborhood; hardwood trim, parquet floors, &c.; moderate terms. WILLIAM W. HALL, Owner, on premises.

A.—A.—A.—72D ST., THE WEST SIDE 5TH AV. EXAMINE TO-DAY
THE FINEST 25 FOOT PALATIAL RESIDENCE, EXTRA BUILT, SUPERIOR IN EVERY PART; price reasonable; must increase in value; no houses on the west side their equal in spaciousness and elegance; open daily. F. CRAWFORD, 114 WEST 72D ST.

A.—LENOX HILL.—CORNER HOUSE; SUNNY AND modern; 20 rooms; cabinet trim; built for owner, and offered very low because of leaving city; contains Turkish bath and plunge; would exchange for vacant Property; ready for improvement. Apply to BELLAMY & WINANS, 559 5th av., or WM. P. SEYMOUR, 171 Broadway.

A.—139 WEST 86TH ST. (100 FOOT STREET).—

Finest, full size new extension House, now for sale and will be sold right down to meet the market. See it.
V. K. STEVENSON & CO.,
106 Broadway.

A TENTH AVENUE CORNER FIVE STORY DOUBLE Flat, with large store, near Eighty-first street "L" station; price only $30,000; investigate this before purchasing elsewhere; call or send for descriptive catalogue.
FRANK L. FISHER & CO.,
1,357 Columbus (9th) av., southwest corner 81st st.

A FINE NEW FOUR STORY BROWN STONE HOUSE, private street near 81st st. "L" station; 19 foot three story extension and latest choice appointments throughout; $31,000.
JESSE C. BENNETT, 1,268 Columbus (9th) av.

A DOUBLE FLAT, FULLY RENTED; WILL NET 17 per cent over all expenses on equity $7,000; decorated, perfect order; near Ninety-third street station.
STABLER & SMITH, Columbus av., corner 72d st.

A FOUR STORY TWENTY FOOT DWELLING AT sacrifice; block restricted and all built front and rear; near Eighty-first street station; sure to advance near future. STABLER & SMITH, Columbus av., corner 72d.

A.—FIRST CLASS DWELLING ON 71ST ST., BEtween Columbus and Amsterdam avs., 21x90x100; d. r. extension; A1 order.
"Gronoble" office, 57th st. and 7th av.

A PRIVATE DWELLING FOR SALE,
111 West 121st st., near Lenox av.
Three story and basement; handsomely decorated; gas fixtures; watchman on premises; open for inspection.

A FOUR STORY TWENTY FOOT BUILDING AT sacrifice; block restricted and all built front and rear; near Eighty-first street station; sure to advance near future. STABLER & SMITH, Columbus av., corner 72d.

A HOME AT A BARGAIN; LOOK AT NOS. 62 AND 64 West 94th st.; three story and basement; brown stone, cabinet trimmed. Particulars J. ZIMMERMANN, owner and builder, 490 West 54th st.

A FINE PLOT, NEAR CENTRAL PARK WEST, 104th street elevated station, 75x183; will be sold cheap.
OTTO PULLICH, 920 9th av., near 59th st.

A BARGAIN.—TWO FULL LOTS, NEAR 145TH street station; sand for builders. E. J., 704 8th av.

BEFORE BUYING EXAMINE 145 AND 147 WEST 95d.—Three story, 20x52, with and without extension; servants' bath, parquet floors, hardwood cabinet trim; thoroughly well built.
JAMES BROWN, Owner and Builder.

BUILDERS, ATTENTION!!—TWO LOTS, S. S. 84TH st., 350 ft. w. of Columbus av.; already excavated and sewers in; for Bids; $26,000; easy terms.
CHAS. GAHREN, N. E. corner 87th st. and Columbus av.

BUILDERS AND INVESTORS—FINEST PLOT OF Lots in Harlem; close to elevated station; low figure to quick buyer. T. W. SHOTWELL, 2,259 7th av.

EXAMINE NEW ROW OF MODERN STONE PRIvate Houses, north side of 93d st., west of Columbus av. (station street); three story, high basement, sycamore trim; owner's personal attention has been given to all details of construction.
Title will be guaranteed to purchasers free of cost by policies of the TITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st.
JOSEPH TURNER, 126 West 61st st.

FOUR SOLD LATELY, THREE REMAINING.—Three stories basement and cellar, 18x50x100; 93d st., between 9th and 10th avs.; superior street; all finished, with private houses in front and rear; cabinet trim, mirrors, grates, andirons and gas logs; double papered and gas fixtures; none so good for the money; lowest price and easy terms from owner, in No. 162. Seen evenings by gaslight and Sundays. One to rent.

FOR SALE—A DECIDED BARGAIN, FOUR STORY high stoop brown stone House, elegantly decorated and frescoed throughout; two porcelain bath tubs; heated by hot air and water and perfect in every detail; Lenox av., near 123th st.
M. Z. CRASTO & SON, 106 West 125th st.

FOR SALE, NO 15 WEST 120TH ST.—A THREE story brick and brown stone Dwelling, unusually well built; decorated throughout; inspection invited.

FLAT, BELOW 42D ST.; RENT OVER $2,850; CAN be verified; price $26,500; easy terms.
F. B. MAYHEW, 120 West 42d.

FOR SALE—THREE STORY BROWN STONE House, 22x56x100. Inquire 341 West 55th st.

INWOOD.—FIVE TO TEN CHOICE LOTS ON Kingsbridge road; line of rapid transit. R. T., box 308 Herald office.

LOTS 82D ST., COMMANDING EXTENSIVE VIEW of Riverside; restricted block; bargain.
J. J. SMITH, 171 Broadway.

NEAR ST. NICHOLAS AV. AND CABLE ROAD, 132D st.—Four Lots, cheap. J. JAY SMITH, 171 Broadway.

THE LAST ONE AND A BARGAIN!—THE BEAUTIful three story high stoop House 168 West 93d st. (station); is worth $24,000; decorated and marble bath; as it is the only house I have on the street I will sell to prompt buyer at a reduction; terms easy; attorney on premises; not open Sundays.
GEO. G. ROCKWOOD, 17 Union square.

WEST 131ST ST., NOS. 117, 115, 113, 111, BETWEEN 5th and 7th avs.—Come and inspect these high class Houses; none superior in Harlem; honest workmanship throughout; three story and basement; first class neighborhood. Inquire on the premises.

WEST 18TH ST., NO 333, BETWEEN 8TH AND 9TH avs., north side.—Three story and half brick high stoop Dwelling, in perfect order; immediate possession; can be seen evenings. MOSSMAN, 101 Maiden lane.

5 STORY DOUBLE FLAT, NEAR 104TH STREET station; pays 14 per cent on investment.
BLINN, 595 Columbus av.

10TH AV., NEAR 130TH ST.—GRAND SITE FOR any business purpose; below grade; cheap.
J. J. SMITH, 171 Broadway.

49TH ST., 72 WEST.—ELEGANT 21 FOOT RESIdence, perfect order, large extension, price $37,500; mortgage to suit; always open.
ROBINSON, Owner, 145 Broadway.

56 WEST 48TH ST.—FOUR STORY BROWN STONE, $20,000; Columbia College leasehold.
SAMUEL BLAKELY, 1,526 Broadway.

$34,000, RENT $4,100, MORTGAGE TO SUIT—FIVE story Double Flat; near Eighty-first street station.
HYATT, 1,675 Broadway.

$37,000; RENT $4,100; FIVE STORY DOUBLE FLAT, near 14th st. and 6th av. HYATT, 1,675 Broadway.

North Side (Above Harlem River).

COTTAGES—MORRIS HEIGHTS (DOCK), 24TH ward; Northern and Central Railroads; Rector st., 40 minutes; Grand Central, 17 minutes; commutation five cents; prices $4,500 upward; all improvements; cheap lots. ANDREW POWELL, 167 Broadway.

Miscellaneous.

FOR SALE—AN EXCELLENT HOUSE, NEWLY decorated, on 130th st., cheap to prompt buyer.
FORD & GRANGER, Mills Building.

CITY REAL ESTATE FOR SALE.

Miscellaneous.

I HAVE FOR SALE IN VARIOUS LOCALITIES several very desirable pieces of business property. JASPER E. CORNING, 173 Broadway, office hours 12 to 4 o'clock.

SIX TENEMENT HOUSES TO DIVIDE AN ESTate; location good; best of paying tenants in them; will be sold cheap. For particulars address M. A., 159 Herald.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

A CHOICE LOT OF HOUSES FOR SALE.—SOME fine investment Property; four and five story brick and frame; three Corners; one Corner, 27.8x90x100; several two story high stoop stone fronts; prices low and your own terms. WM. H. H. GLOVER, Builder, 768 Quincy st.

A.—HOUSES FOR SALE—BROOKLYN UPTOWN headquarters for homeseekers and investors. WILLIAM P. BAE & CO., 394 Gates av., corner Nostrand.

A BARGAIN—CHEAP FOR CASH.—THREE LOTS, 127 feet deep; price $2,500. IMMEDIATE NECESSITY, Herald office.

BARGAINS IN HOUSES AND LOTS.
Patchen av., frame, 9 rooms, all improvements....$3,600
Quincy, brick, 8 rooms, all improvements..... 5,000
Van Buren, brick, 8 rooms, all improvements..... 3,800
Grove st., 2 and 3 story flats, all improvements.... 5,300
FERGUSON, 989 Gates av.

FOR SALE TO CLOSE AN ESTATE—THE FIVE new four story Apartment Houses and lots, Nos. 18 to 26 Hamilton av., Brooklyn, within a few steps of Hamilton Ferry; well rented; a good investment; to be sold together or singly; terms easy. Apply to STEARNS & CURTIS, Attorneys for Trustees, 58 William st., New York.

FULTON ST.—BEST LOCATION, CORNER AND INside Stores; exceptionally favorable lease terms to responsible parties for china, ladies' shoes, millinery.
WM. MACKEY, 478 Fulton.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

AT RESIDENCE PARK, NEW ROCHELLE.—FOR rent, four desirable Dwellings, ten rooms; all improvements; convenient to water and station; rental $45 a month. JOSEPH LAMBDEN & SON, Main st., New Rochelle, N. Y.

A HOUSE IN MOUNT VERNON TO LEASE OR for sale; 14 rooms; all newly decorated and in perfect condition; all improvements; ground 100x100; five minutes from depot; low rent. R. F., 16 East 42d st.

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

FOR SALE—176 ACRES, ¾ MILE BELOW WHITE Plains, on railroad. FISH BROS., 16 East 23d.

TO LET IN MOUNT VERNON—LARGE DOUBLE House, 26 rooms, and in perfect condition; ground and stable; suitable for boarding house, small hotel or private house; low rent. Owner, 16 East 42d st.

WESTCHESTER COUNTY LARGE AND SMALL Places for sale. FISH BROS., 16 East 23d st., New York.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE.

For Sale.

FOR SALE—THREE STORY AND BASEMENT House, Jersey City; all improvements. Address 29 Thompson av., West Washington Market, New York.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

ATTENTION!—SPECIAL BARGAIN FOR CASH—House, nine rooms, all improvements; only 14 miles out; price $4,500; only $2,000 cash required; high and healthy. Apply personally,
EDWIN I. TAYLOR, 71 Broadway.

ASBURY PARK, N. J.—FOR SALE—BOARDING House, 38 rooms, furnished; lake frontage; night exchange. Call personally on BYRAM, 11 Wall st., room 51.

AT GREENWICH—ELEGANT LARGE MANSION, handsomely decorated; carriage house, 2½ acres; view of the Sound; for sale. Apply to BENJ. F. TRUMPY, 398 Broome st.

AT NEW BRIGHTON, STATEN ISLAND—TWO DEsirable Cottages, with grounds, to lease; $700 and $900. Particulars from Mrs. F. S. NOBLE, 1,730 Broadway, New York, or PHILIP C. LUS, New Brighton.

CHEAP RENTS!! CHEAP RENTS!!
Water power!! Water power!! Water power!!
Save coal bills, engineers and fires.
We offer for a term of years, within thirty miles from New York, the following Buildings, with water wheels complete:—
Building, 130x140, water wheel registering 200 h. p.
Building, 50x132, water wheel registering 200 h. p.
Building, 38x70, with addition, 35x40; water wheel registering 75 h. p.
Buildings altered to suit tenants.
Rent of floor space, 6c. per square foot.
Rent of water power, with privilege to use day and night, $30 per horse power.
Answer, stating character of business, to C. L., box 209 Herald office.

EXTENSIVE CLAY AND SAND BEDS, BUFF, BLUE, white clays, kiln, docks, &c., on Raritan River; one hour from New York; will lease. FRANK DEVLIN, 2 Wall st.

FLORIDA LAND FOR SALE—360 ACRES SELECTED high pine land, bordering on beautiful lake and suitable for subdividing for settlers and cultivation of oranges, grapes, vegetables, &c. It is now surveyed and staked in 10 acre plots; price $15 per acre; one half may remain on bond and mortgage. Address FLORIDA, box 301 Herald Uptown.

FOR SALE—SOUTHERN COAL PROPERTY.—1,400 acres valuable Coal Land, within seven miles of the city of Chattanooga, Tenn., is offered for sale at moderate price; an excellent investment; title perfect. For particulars apply to A. LEWIS, Jr., box 443 Chattanooga, Tenn.

FOR SALE—A FARM OF FORTY ACRES, WITH large modern building, suitable for school, summer boarding house or hotel, in Westchester county; six miles east from Peekskill; location healthy and near Post office, churches and school; a never failing stream runs through the place. WILLIAM E. HAWS, 39 Nassau st.

FOR SALE AT DEMAREST, N. J.—A FINE FARM, about thirty-four acres; twenty-five under cultivation; nine wood land; two story basement and attic House, large barn; all in good order. Address C. W. WETYEN, Demarest, Bergen county, N. J.

FOR SALE—LAKEWOOD, N. J., 10 ACRES OF land, new house of 6 rooms, barn and hennery; ten minutes' walk from depot. Address D. ROBERTS, Lakewood, N. J.

FOR SALE—HOUSE, SOUTH ORANGE, N. J., 10 rooms; all improvements; perfect order; fine location, Prospect and 4th sts.; price $9,000; terms easy. Box 206, South Orange, N. J.

FINE FARM, 45 ACRES, WITH FARMING IMPLEMENTS; 32 miles; low rent; privilege of buying.
BURDETT, 89 Barrow.

FARM FOR SALE—BERGEN COUNTY, N. J.; 87 acres, good house, barn and outbuildings; price $5,500. Address ACKERMAN, rear 46 Green st., Newark, N. J.

FACTORY, WITH TEN OR MORE ACRES, WATER and rail facilities, one hour from this city, to let for number of years. FRANK DEVLIN, 2 Wall st.

HOTEL, 40 ROOMS, ABOUT TWO ACRES HIGH ground, admirably adapted for first class business, one hour on New Haven road; decided bargain; must be sold to close estate. Photos, &c., with
CHAS. FIELD GRIFFEN & CO.,
42d st. (opposite Grand Central Depot), room 6.

ORANGE, N. J., REAL ESTATE, SPECIALTY—BARgains in this vicinity.—Elegant Residence, greenhouses, stables, four acres, at Mountain Station, Montrose Ridge; sale $40,000; perfect surroundings, high elevation, magnificent view; also large Residence, stables, five acres, in Llewellyn Park; sale $24,000.
EDWARD P. HAMILTON, 96 Broadway.

ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR all stations, sale and rent.
S. D. CONDIT, opposite Brick Church Station.

RIDGEWOOD, N. J.—ON ERIE RAILROAD, 45 MINutes from city; Lots, Villa Plots, Farms and Residences for sale or rent; Bergen county Property a specialty; houses from $12 per month upward.
BILLINGS & DERRICK, 216 Church st., New York.

TO LET—PEACH LAKE HOUSE, AT PEACH LAKE, with 23 acres land, in Westchester county, New York. Inquire E. R. VAN DEUSEN, 352 West 27th st., New York.

65 LOTS, CORNER JACKSON AV. AND WOODSIDE av., immediately adjoining Long Island City, in the township of Newtown; three miles from Thirty-fourth street ferry, two miles from Ninety second street ferry; the finest corner in Queens county, especially for hotel, pavilion or road house; is at junction of five constantly travelled avenues and in straight line of all improvements, such as tunnel and bridge; five minutes' walk from Woodside depot. AUGUST REYMERT, Attorney at Law, 128 Broadway, New York.

REAL ESTATE AT AUCTION.

A.—A.—RICHARD V. HARNETT & CO., AUCTIONERS, WILL SELL AT AUCTION,
TUESDAY, FEBRUARY 17,
at 12 o'clock noon, at the Real Estate Exchange and Auction Rooms, Nos. 59 to 65 Liberty st.
RIVERSIDE DRIVE, COMMENCING 107.6 FEET NORTH OF 116TH ST.,
FOUR VERY ATTRACTIVELY SITUATED Plots of 30 feet front each and of extra depth.
The park at this point is unusually wide, with promenade and bridle road; magnificent and unobstructed views of the Palisades, the Hudson, &c.
60 per cent may remain at 5 per cent.
Maps at Auctioneers', 71 and 73 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUCTIONeers, will sell at auction, THURSDAY, February 19, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st., 159th st., near 10th av., two frame Dwellings.
Maps at auctioneers', 71 and 73 Liberty st.

A.—A.—A.—JOHN F. B. SMYTH, AUCTIONEER, will sell at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon,
TUESDAY, FEBRUARY 17, 1891,
421 West 18th st., between 9th and 10th avs., five story brick double Flat, on lot 25.10x92 feet.

414 and 416 East 115th, between Pleasant and 1st avs., two four story brick Flats, lots 18.9x100.10 feet each.

THURSDAY, FEBRUARY 19, 1891,
933 2d av., between 49th and 50th sts., three story and basement brown stone House, lot 21.4x80 feet.

Maps at auctioneer's office, 69 Liberty st.

PETER F. MEYER, AUCTIONEER.
ADRIAN H. MULLER & SON
will sell at auction on
TUESDAY, FEBRUARY 17, 1891,
at 12 o'clock, at the Real Estate Exchange,
59 Liberty st.,
the 3½ and 4 story and basement high stoop stone Dwellings, with Lots,
NOS. 718, 726, 728 AND 730 ST. NICHOLAS AV., between 146th and 147th sts.
Maps, &c., at the Auctioneer's office, 1 Pine st.

PETER F. MEYER, AUCTIONEER.
TRUSTEE'S SALE.
ADRIAN H. MULLER & SON
will sell at auction on
THURSDAY, FEBRUARY 19, 1891,
at 12 o'clock, at the Real Estate Exchange,
Nos. 59 to 65 Liberty st.,
BY ORDER OF THE TRUSTEES OF STEPHEN G. FOTTERALL, DECEASED,
the choice and valuable Property
NO. 5 CHATHAM SQUARE,
147 AND 149 PARK ROW (CHATHAM ST.),
421 PEARL ST. AND
63 AND 65 ROSE ST.,
southwesterly corner of Rose and Pearl sts.
Maps, &c., at the Auctioneers' office, 1 Pine st.

REAL ESTATE TO EXCHANGE.

SEVERAL SMALL DWELLINGS WEST OF 3D AV. for Tenements or Lots. HUGO GORSCH, 1,476 3d av.

WILL EXCHANGE FOR PRIVATE HOUSE OR Country Seat handsome double brick and iron Flat in Harlem; rented; good tenants.
ANDERSON, 89 White st.

WANTED—NEARBY RESIDENCE OR FARM, UNencumbered, worth about $6,000, for brown stone Apartment, all rented, paying eight per cent. Send full description box 327 Herald office.

REAL ESTATE TO EXCHANGE.

WILL EXCHANGE $6,000 EQUITY IN UPTOWN private house for free and clear Country Place. LENOX, 187 Herald.

REAL ESTATE WANTED.

A.—WANTED—FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 59 West 33d st., near Broadway.

WANT TO BUY OR WILL LEASE ELIGIBLY LOcated three or four story House; restricted, built up about it; east or west side; first class, 19 or 20 feet; will pay $30,000 or under; full particulars expected. Address MADISON, 368 Herald.

WANTED—FOR OUR SPRING LIST, WESTCHESTER and adjacent counties Property.
FISH BROS., 16 East 23d st.

WANTED—SMALL BROWN STONE HOUSE SOUTH 59th st.; $18,000 to $21,000; no brokers. HOME, 145 Herald Uptown.

WANTED—FULL DESCRIPTION OF ALL KINDS of Property to rent, sell or exchange.
WM. S. ANDERSON & CO., 1,242 3d av.

TO LET FOR BUSINESS PURPOSES.

A.—CLINTON HALL,
8th st. and Astor place.
Stores, Offices and Lofts to lease;
elevator, electric light and steam heat,
and every modern improvement.
Possession May 1, 1891.
FOLSOM BROTHERS,
834 Broadway, near 12th st.

A.—A.—SECOND FLOOR TO LET.

21 WEST 23D ST.,
adjoining Fifth Avenue Hotel.

Handsomely fitted up for store and office purposes.
JOHN T. WILLIAMS, 81 Fulton st.

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 oversee large business here. Apply to JOHN PETTIT, 93 Nassau.

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

A.—A.—NEW SIX STORY AND BASEMENT BUILDing, 25x103, for rent, at 342 West 14th st., store and lofts; passenger and freight elevator; steam heat; all improvements. JOHN PETTIT, 93 Nassau st.

A.—A.—VERY LIGHT LOFTS TO RENT, WITH steam heat, power, &c., in new buildings
corner Laight and Varick sts.,
Hudson and Franklin sts.
JOHN T. WILLIAMS, 81 Fulton st.

A.—A.—A.—LARGE NEW STORES AND WAREhouses to let on Hudson and Franklin sts.; six stories, elevators and steam heat.
JOHN T. WILLIAMS, 81 Fulton st.

A.—19 MAIDEN LANE.—OFFICES TO RENT FROM May 1; the building will be thoroughly renovated; elevator and steam heat. Apply to CHARLES S. BROWN, 59 Liberty st.

A NEW FIVE STORY AND BASEMENT FACTORY, 44x90, for rent, 44th st., near 3d av.; well lighted; suitable for any manufacturing business, storage or cigars.
JOHN MURPHY, Builder, 202 East 43d st.

A FOUR STORY FACTORY IN 37TH ST., NEAR 3D av.; splendidly adapted for light manufacturing business; good light; long lease; boiler and engine; rent $1,600. 16 East 42d st.

A.—STORE, 20X75, WITH EXTRA DEEP CELLAR and plate glass front, to let in Mount Vernon for bakery; oven and everything complete in cellar; a splendid opportunity for baker and caterer. Apply 16 East 42d st.

AN EXCELLENT LOCALITY FOR A FIRST class grocery or dry goods store. The Brockholst Hotel, 520 Columbus av., corner 85th st.

A FINE LOFT, 50X100, TO LET, WITH STEAM power and heat; fine light, steady power. Apply 540 West 23d st.

AT $8—DESK ROOM, WITH USE OF TOP DESK and Telephone. 171 Broadway, room 15.

BROADWAY, 1,212.—TO LET, STORES, WITH Building. J. RUDD, corner 114th st. and Riverside Drive.

BAKERS, ATTENTION.—PLATE GLASS FRONT Store, rooms and oven, 1,214 1st av., $35 per month.

CORNER STORE, 25X80, WITH EXTRA DEEP CELlar, to let in Mount Vernon for dry grocery store; splendid opportunity to start in business; long lease; low rent to responsible party. 16 East 42d st.

DESIRABLE OFFICES TO LET
in
TEMPLE COURT;
thoroughly fireproof.
RULAND & WHITING,
5 Beekman st.

DESK ROOM TO LET—LIGHT AND AIRY; SUITAble for any business, 150 Broadway, room 43.

ELEGANT SHOP, LOT 50X100, LIGHT ALL around, with steam power. 75 and 77 Cannon st., New York.

FOR RENT.—NICE STORE FOR RENT, STONE ST., near corner Broad st., now occupied as umbrella store; low rent. Inquire 90 Broad st.

FOR DRY GROCERIES, LIQUORS OR DRUGS.—Large and handsome Store. 705 9th av., near 48th st.

GREENE ST., NEAR HOUSTON.—A FOUR STORY and basement Building, 25x100, light lofts; rent reasonable; immediate possession.
FREEDMAN BROS., 332 Canal st.

LOW RENT—DELIGHTFUL OFFICES.

Columbia Building, 29 Broadway,

2-6 Morris st., 1-9 Trinity place;

three entrances; four fast elevators;

steam heat, electric light, mail chutes, &c.;

ready about April 15; elevator now running.
E. A. CRUIKSHANK & CO., 176 Broadway,
or on the premises.

LOFTS WITH STEAM POWER; 6,000 SQUARE feet and smaller; new building, Hudson, corner Gansevoort st.; steam heat, all improvements. Inquire on premises or THE HALL STEAM POWER CO., 211 Centre st.

LARGE YARD AND STORAGE SHEDS, EAST SIDE, suitable for lumber yard, &c., or manufacturing purposes; entrance on two streets. Address T. W. B., Herald.

LOFTS TO LET, WITH OR WITHOUT STEAM power, at 334, 336 West 39th st.

LARGE BASEMENT STORE ON 42D ST.
F. B. MAYHEW, 120 West 42d st.

LOFTS, VERY LIGHT, IN PEARL ST., ABOVE John st.; fine order. HENRY R. KING, 50 Cedar st.

ONE OR TWO LOFTS, 50X90, WITH OR WITHOUT woodworking machinery and power; light all sides; low insurance; suitable for wood workers; finest lofts in city; low rent. 16 East 42d st.

OFFICE TO LET—A LIGHT, AIRY OFFICE ON leading thoroughfare, near Broadway and Post office. Apply at 25 John st.; rent $12 per month.
T. W. STRONG.

STORE AND BASEMENT, 172 6TH AV.
Store and Basement, 492 7th av.; Store, 494 7th av.; Store, 496 7th av.
Also other Stores and Basements.
MORISON, 180 Broadway.

SOUTHWEST CORNER LIBERTY ST. AND TRINITY place.—Rooms for light manufacturing purposes, with power; also Business Offices; all light rooms; elevators, modern improvements; splendid corner for active advertising firms. Apply to engineer, on premises.

SEVERAL LIGHT OFFICES, FRONTING ON PARK row and on Ann st., connecting or single; best location in this city for convenience; opposite the Astor House and Post Office. Apply in music store 11 Park row.

SMALL STORE, PLATE GLASS FRONT, NO. 9 ANN st., near Broadway, suitable also for office; best location in this city for most any business. Apply in music store, 11 Park row.

SUITE OF THREE OFFICES, MORSE BUILDING, TO rent till May 1 at half price. Inquire room 340, Potter Building.

STORE AND BASEMENT TO LET—WARREN ST., running through to College place; immediate possession.
E. A. CRUIKSHANK & CO., 176 Broadway.

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 LET—A FACTORY, WITH 60,000 SQUARE FEET, five floors and basement, or small and large Lofts; all power required; Otis elevator, steam heated and well lighted. 413 East 91st st.

TO LET—TOGETHER OR SEPARATELY, IN CORNER building on Fulton st., three entire Floors for light manufacturing; best light and good location. Apply to GEORGE MUNRO, 25 Vandewater st., New York.

TO LET—SECOND LOFT, 14 BARCLAY, NEAR Broadway, 25x90; possession at once.
GUSTAVUS BAYLIES, 7 Murray.

TO LET—ONE LOFT, 50X75, STEAM POWER, HEAT and elevator; two Lofts, 45x50, steam, heat and power 433 West 42d st.

TO LET OR LEASE—15 HARRISON ST., NEAR Hudson, 24x100 feet, fine Floors, with power. Apply to A. HALLIDAY, 17 Harrison st.

TO LET—ENTIRE BUILDING NO. 184 WATER ST. Apply to JASPER O. CORNING, 173 Broadway, between 12 and 4 o'clock.

9TH AV., NO. 1,870.—STORE AND REAR ROOMS, near 100th st.; plate glass front; rent $25; inducements.

23D STREET STORES TO LET.—155 WEST, NEAR 6th av., first and second Floors; large plate glass show windows; low rent; leases to suit.

34TH ST., BETWEEN BROADWAY AND 7TH AV.—Plot, 83 feet front, running through to 35th st.; lease long term; could make plot 152 feet on 34th st., running through to 200 on 35th st.; part fee.
ADRIAN G. HEGEMAN & CO., 1,321 Broadway.

65 SOUTH 5TH AV.—SEVEN STORY NEW LOFT, 25x100; all improvements; altered to suit tenant; very light; hard finish. Inquire on premises.

73 WARREN ST.—STORE, BASEMENT, SUBCELlar and five Lofts in granite, brick and iron building, containing 15,000 square feet of space, with elevators, steam power and all modern improvements, in course of erection and to be ready for occupancy May 1, can now be leased separately or together on favorable terms. For full particulars address LEWIS COON, 178 Broadway, New York.

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

DWELLING HOUSES TO LET.

Furnished.

A FURNISHED HOUSE TO LET. APPLY AT ONCE 69 Madison av.

ELEGANT PRIVATE SUMMER RESIDENCE, FURnished or unfurnished, Part or Whole of House. 732 St. Nicholas av. (Washington Heights).

FINELY FURNISHED HOUSES, 23D, 12TH STS., $180; elegant Hotel near city.
PALMER & POOLE, 101st st.

Unfurnished.

A FOUR STORY BRICK HOUSE—TWO STORY EXtension, 23 feet wide, in thorough order, at low rent. Will be shown by the owner from 11 A. M. until 2 P. M. 67 Irving place.

A.—MODERN THREE STORY PRIVATE DWELLING, in perfect repair; handsomely finished; every improvement; rent $1,000; 214 East 69th st.
L. J. CARPENTER, 1,181 3d av. or 41 Liberty st.

A THREE STORY AND BASEMENT, 11 ROOMS, IN good order; mantel mirrors; possession; $850; 431 West 51st st.; seen without permit.
CORBIT & CO., 23d st. and 9th av.

DWELLING HOUSES TO LET.

Unfurnished.

A.
DESIRABLE DWELLINGS TO RENT,
FROM $900 TO $2,500.
APPLY TO WM. S. ANDERSON & CO.,
1,242 3D AV.

A.—A.—9 EAST 85TH ST., FOUR STORY HIGH stoop private House, also two story private stable; all improvements; steam heat; reasonable rent to responsible parties; watchman on premises. Apply to W. L. HAMERSLEY, 7 Pine st.

A.—TEN ROOM DWELLING, CABINET TRIM, FIVE basins, cellar, furnace, every improvement, $50 per month till May 1; $900 afterward; 342 East 116th st.; handsomest location on east side.
MURRAY'S, 2,030 3d av.

A.—60 EAST 81ST ST., NEAR MADISON AV., ELEgant four story Dwelling, three rooms deep on three stories; handsomely decorated and in superb order; fine cabinet work, mirrors and chandeliers.
R. McCAFFERTY, Owner, 384 Park av., near 53d st.

A.—$540.—THREE STORY BRICK, 10 ROOMS, ALL improvements; 121st st., near Pleasant av.; immediate possession. PORTER & CO., 211 West 125th.

FIRST CLASS THREE STORY BROWN STONE Dwelling, artistic decorations; station at corner. 232 East 116th st.

NO. 54 EAST 49TH ST., 20X55X100, FOUR STORIES, $2,000; will rent furnished.
SAMUEL WILLIAMS, 561 5th av.

$50 PER MONTH.—ELEGANT COTTAGE, NEWLY painted; possession at once. 33 East 127th st.

$250 YEAR—THREE STORY BRICK, ALL IMPROVEments, 12 rooms; fine location; accessible. BARGAIN, 142 Herald

FURNISHED ROOMS AND APARTMENTS TO LET.

1 HANDSOME LARGE DIVIDED PARLOR, FOR gentlemen or business; pleasant sunny Suite, three rooms. 56 West 35th.

4TH AV., 853.—HANDSOMELY FURNISHED ROOMS to let; reasonable terms