

THE REAL ESTATE FIELD

Stern Brothers' Lease Causes Renewed Activity in Sixth Avenue Realty — Investor Buys Upper Broadway Corner—An Active Bronx and Suburban Market.

Brokers found plenty to talk about yesterday in the big deals which made the preceding day a record breaker in the realty transactions of the year. Not only were the deals themselves of note, but the effect that such important removals from their old established centres as Stern's and Scribner's will have in the uptown business trend was regarded as of far-reaching importance. The fact that the new Stern store will have a half block frontage on Sixth Avenue lent an interest to property on that thoroughfare in the immediate vicinity.

More than one broker intimated that some lively trading would doubtless be seen there within the next few months. That such a store as Stern's will radically transform that section of Sixth Avenue within the next two years or so was freely predicted and the commercial improvement of Forty-second Street from Broadway to Fifth Avenue seems assured in the very near future.

In connection with the expectant business improvement of Sixth Avenue around Forty-second Street, a deal was reported yesterday which seems to bear out the statement that Sixth Avenue property will be more active from a speculative and investment standpoint in the future. The old four-story building at 882 Sixth Avenue, about fifty feet south of Fiftieth Street, was purchased by Harris & Maurice Mandelbaum from the City Real Estate Company. The plot is 23.9 by 65 feet. The deal was negotiated by the Douglas Robinson Charles S. Brown Company.

The United Cigar Stores Company has a lease on the store. In the immediate vicinity is the building at 852 Sixth Avenue reported sold the previous day, and the tenant of 839, H. Wahlers, purchased that property a short time ago.

Investors Buy Broadway Corner.

An interesting deal on the upper west side, in which the famous old Bloomingdale Road figured, was reported yesterday by Gibbs & Kirby, who sold to an investor the vacant property at the northeast corner of Broadway and 103d Street, with the exception of a small triangle directly on the corner.

This triangle, which consists of about half a lot, is held by an estate, and was formed when the street was cut through to Bloomingdale Road, which years ago made a sharp turn to the northeast at this point.

Held at an exorbitant figure this triangle has long proved a stumbling block to prospective sales. The present buyers, however, are confident that they will eventually secure the ground.

The property sold which surrounds it was owned by the City Real Estate Company and has a frontage of 42 feet on Broadway, 165 feet on the north line, 100.11 on the line running south, and a street frontage of 114 feet, containing in all about 14,000 square feet. The buyers have no definite plans for the improvement.

244 West 103d St. Sold.

Another deal on the same street was the sale of the five-story apartment house, 244 West 103d Street, to an investor by C. B. Gurnsey. The building, which adjoins the corner of West End Avenue, occupies a lot 25 by 100.

It was held by the seller at \$48,000. A client of Gibbs & Kirby is the buyer.

Buyers to Protect Light.

The Society for Relief of the Destitute Blind, whose home is at the southwest corner of Amsterdam Avenue and 104th Street, is the buyer of the two five-story flats, 208 and 210 West 104th Street. The purchase was made to prevent the erection of any tall structure adjoining the home.

Investors Buying Tenements.

Charles S. Kohler has sold for James A. Howard the five-story double flat, 142 West Ninety-first Street, on lot 27 by 100.8½, to a client for investment.

Maurice Strauss has sold for Irving I. Kempner to Von Glahn Brothers, 356 West Forty-ninth Street, a five-story tenement, on lot 25 by 100.5.

E. Kline has sold for Louis Rosenberg 82 Avenue B, a six-story tenement, on lot 24 by 100, to H. Freedman.

Lowenfeld & Prager have resold the six-story new law house on plot 44.10 by 83 at the southeast corner of First Avenue and First Street, to Simon Shapiro.

Bronx.

Kurz & Uren, Incorporated, have sold for the Rockland Realty Company to an investor 1,056 Fox Street, a five-story new law apartment house, 37.6 by 88 by 100. The same brokers have also sold for the Muller Construction Company 1,038 Boston Road, a six-story new law apartment house, with five families on a floor, on a lot 83 feet front by 113 feet in depth.

Charles Wolinsky has sold for Hedwig Glass the five-story new law house on plot 100 by 45, at the northwest corner of Franklin Avenue and Jefferson Place.

The Farmers' Loan and Trust Company, as trustee, has sold to H. F. Boehlinger 434 East 140th Street, a three-story dwelling, on a lot 16.8 by 100. S. H. Frankenheim negotiated the sale.

Brooklyn.

The Davenport Real Estate Company has sold 149 South Oxford Street, a plot 50 by 200, running through to Cumberland Street, with large, double frame dwelling on the former street and garage on rear lots, for Edward J. Kelly of Belle Haven, Conn.; also, 541 Washington Avenue, a plot 65 by 131, with brick dwelling, for estate of Susan A. R. Moses.

Henry Newman has sold the four-story limestone double apartment building, 466 and 468 Fifteenth Street, opposite the entrance to Prospect Park, and facing the Park Circle. The building occupies a plot 88 by 86 by 100, and accommodates eight families. In part payment a two-story and attic Queen Anne cottage, 40 by 100, on Stoothoff Street, 100 feet south of Liberty Avenue. The transaction involved about \$40,000.

S. Oppenheimer has sold to an investor the three-story brick and frame dwellings, 628, 630, and 632 De Kalb Avenue, near Nostrand Avenue, on a plot 50 by 100.

E. Sharum has sold to the Armor Realty Company 1,130 and 1,132 Emerald Street, two two-family brick houses, on a lot 50 by 100 each. Twenty-six lots in Suff-

olk County, N. Y., were taken as part payment.

Big Deal in Long Island City.

Bertha L. Herklotz has purchased for investment from Samuel Elsemann a parcel 180 feet on the south side of Mott Avenue, 600 feet on the west side of Harold Avenue, 180 feet on the north side of Anable Avenue, and 60 feet on the east side of Van Pelt Street, subject to a mortgage of \$56,000.

Long Island.

William E. Kennedy, referee, has sold to Kate Adele Bergen of Jamaica a parcel 104 feet on the southeast side of South Street and 85 feet on the east side of Jacob Place, Jamaica.

Henry Hashagen has sold to Albert Markert of Richmond Hill a parcel 64 feet on the south side of the Jamaica and Hempstead Road, and 100 feet on the east side of Sagamore Avenue, Hollis.

Rudolph Paul Weber has sold to Frederick E. Warmers of Brooklyn a parcel, 100 by 100, at the northwest corner of Mancher Place and Johnson Street, Ridgewood.

Frank L. Stiles has conveyed to Adelaide C. Denton of Glendale a parcel 50 feet on the east side of Myrtle Avenue, Newtown.

Court House Appraisers Appointed.

The Court House Board, consisting of Morgan J. O'Brien, Chairman; L. Laflin Kellogg, Secretary; Edward M. Grout, E. Clifford Potter, and Charles Steckler, have appointed the following members of the Real Estate Board of Brokers official appraisers of the property to be taken for the site of the new Court House: Douglas Robinson, Charles S. Brown & Co., Bryan L. Kennelly, Joseph P. Day, John N. Golding, L. J. Phillips & Co., and Irving Ruland.

Leases.

The Brown Realty Company has leased to Herndon & Saunders the Elstone Park Hotel at Far Rockaway, L. I., for ten years, at an aggregate rental of \$110,000.

Giles F. Gregory is reported to have secured a lease for a long term of years on the three four-story dwellings at 35 to 39 West Thirty-fifth Street, owned by the estate of the late William T. Bull, for a restaurant.

Notes.

After May 1 all sales of Bronx real estate ordered by the courts will be held in the Law Building, 3,208 and 3,210 Third Avenue, quarters for the salesroom having been leased there on authorization of the Appellate Division of the Supreme Court. The salesroom is now at 3,156 Third Avenue.

Walter G. Butler negotiated the lease of the Lyric Hotel, Forty-third Street and Seventh Avenue.

Results at Auction.

Yesterday's offerings in the Real Estate Salesroom, 14 and 16 Vesey Street, resulted as follows:

By Joseph P. Day.
Avenue B, 228-232, s w corner of 14th St, 68.11x 95, two six-story tenements and stores; foreclosure, to the plaintiff, Rosehill Realty Corporation, \$132,447.
118th St, 209 and 211 East, n s, 137.6 ft e of 3d Av, 37.6x100.10, six-story tenement and stores; foreclosure, to the plaintiff, Public Bank, \$34,925.
2d Av, 1,449, w s, 78.9 ft s of 76th St, 25x105, five-story tenement and stores; foreclosure, to the plaintiff, Rudolph Weil, \$24,000.
49th St, 337 and 339 East, n s, 285 ft e of 2d Av, 40x100.5, six-story tenement and stores; foreclosure, adjourned to Feb. 19.
By Samuel Marx.
134th St, 45 and 47 West, n s, 385 ft w of 5th Av, 50x99.11, back of church; foreclosure, to the plaintiff, J. L. Holland, \$21,000.
AT 3,156 3D AV.
By Joseph P. Day.
162d St, 870 East, s s, 211.7 ft e of Prospect Av, old line, 30x —, five-story tenement; foreclosure, adjourned to March 1.

THE BUILDING DEPARTMENT.

No plans were filed yesterday for new structures in Manhattan. The following were filed in the Bronx:

Walnut Av, from 184th to 135th St, six-story concrete factory, 232.1x60.10; Phillips Jones Co., I. L. Phillips, 502 Broadway, President, owners; Ballinger & Perrot, architects; cost, \$175,000.
261st St, n s, 102.44 ft w of Spencer Av, two-story and attic frame dwellings, 24x36; W. L. Taylor, 261st St and Broadway, owner; E. S. Child, architect; cost, \$6,500.
Benedict Av, n s, 450 ft w of Pugsley Av, three two-story brick dwellings, 20x54 each; William Buhl, Starling and Glebe Aves, owner; Henry Nordheim, architect; cost, \$21,000.

Alterations.

Items under \$5,000 omitted.
5th Av, s w corner of 20th St, to a nine and eleven-story store and loft; Methodist Book Concern, 150 5th Av, owner; Ruelings Co., architects; cost, \$8,000.
Suffolk St, w s, 100 ft n of Grand St, to a three-story church; S. Agid, 81 Clinton St, owner; J. Fisher, architect; cost, \$10,000.
Lenox Av, s e corner of 118th St, to an eight-story apartment; M. L. Half, 130 West 68th St, owner; C. E. Birge, architect; cost, \$5,000.