APARTMENT HOTELS

Frontenac Apartments
BROAD AND OXFORD STS.
Two, 3 and 4 room apartments; maid service and electric lights.

HOTEL CAMDEN, 2d st. at Penn, Camden, N. J., 5 minutes' walk from ferries or Cooper Square; just opened; a truly first-class hotel, with 150 rooms and 70 baths; daily, weekly and monthly rates; a restaurant with real home cooking is conducted. Telephone Camden 1550.

THE DELMAR-MORRIS
AMERICAN PLAN
CHELTEN AVE. AND MORRIS ST.
GERMANTOWN

THE LITTLE HOTEL, 225 S. Broad st.—A good place to live while in Philadelphia.

HOUSEKEEPING APARTMENTS

CENTRAL unfurnished housekeeping apartment. 220 S. 4th st.

REAL ESTATE FOR SALE
CITY

1818-20 Spg. Garden St.
Front 88 ft., depth 207 ft. to Buttonwood st.; 2 4-story brick buildings; large, light, airy rooms; steam heat, electric light.
Suitable for Institutional Purposes or Apartment
1818 equipped with brick fire-tower, 2-story brick auditorium and dining room fronting on Buttonwood st.; terms attractive; well financed.
G. PERCY FOX, 2524 Girard ave.

WE are representing many Philadelphia corporations, estates and individuals in the purchase, sale and leasing of their central real estate, factories and mfg. bldgs.
We will be glad to represent you, giving you the advantage of our years of experience and large organization.
SMULLEN & BARRY
Broad and Chestnut (Liberty Bldg.)

Kensington & Allegheny Avenues
BEST LOCATION IN NORTHEAST
FOR PLANS AND PARTICULARS
POTTS & THOMSON
2521 FRANKFORD AVE.
Member Philadelphia Real Estate Board

VACANT
2430 W. Toronto st.—If you are looking for a beautiful and cozy home, examine this one; finished in white and mahogany and newly papered; small amt. of cash required.
SCHWARTZ, 26th Above Lehigh

625 ARCH ST.—Five story; lot 35x173; will be sold cheap for quick sale.
410-418 N. Front st.; 16000 each; make offer.
G. C. SEIDEL & CO., INC.
S. E. Cor. 4th & Callowhill Sts.

1929-1937 Westmoreland St.
Near Tioga Station. 2-story brick porch houses, 7 rooms and bath; good order; price $4000 e.
DONNELLY & SUESS Lehigh and Gtn. aves.

1313-1315 WEST LEHIGH AVE.
Two desirable 3-story brick porch dwellings, each 9 rooms and bath, hot-water heat, gas and electricity; adapted for apartments.
DONNELLY & SUESS Lehigh and Gtn. aves.

IMMED. POSS.—$7200
Worth 16th st., ab. Susquehanna; 12 rooms and bath; excellent location for store.
RHOADES 13TH AND SUSQUEHANNA

$100 ONLY cash required, balance in monthly rent payments; only $2000; cheapest house in Philadelphia; 2533 E. Dakota st. (near E. Somerville York sts.); 6 rooms, conveniences; excellent condition; lot to rear street. 622 Chestnut st., second floor.

$500 WILL BUY a modern 3-sty. home, 9 rooms and bath, elec. light, all conveniences; 19th & Master sts.
H. J. FASY, 18th & Thompson Sts.

2916 N. 25TH, 6 r., h.-w. ht., elec., pos.
2909 N. 20th, 6 r., bath, shed; h.-w. ht., elec.
111 E. Lehigh, 14 rs., h.-w. ht., elec., 2 bh.
WALSH 25th above Lehigh Diamond 7926

$400 BLOCK Hoyle st.—3 sty., side yard, 12 rms. and bath; warm air heat, elec., laundry tubs; immed. possession, will finance.
H. J. FASY, 18th & Thompson Sts.

VACANT—OPAL Ab. LEHIGH
First house, 7 rms., laundry, excellent cond., reduced price. Cunningham, Boswell st., Lehigh.

$411 N. 17TH ST.—8 rooms & bath; immediate possession; will finance.
H. J. FASY, 18th & Thompson Sts.

2430 N. OPAL ST.—2 sty., 6 rms. and bath; immediate possession, only $500 cash req.
H. J. FASY, 18th & Thompson Sts.

CORNER vacant, 117 E. Tioga—2 story, 7 rooms, porch, newly renovated; sacrifice, $4500; will finance. Silber, 2123 N. 11th. Diamond 6845.

$100 ONLY cash req., bal. in mthly. rent payments, 3325 Amber st.; only $4700, 7 rms., excl. cond.; call 33870 P. 622 Chestnut st.

627 W. SEDGWICK ST.—A bargain for quick sale; 3 sty., porch front.
WAGNER, 31st and York.

VACANT—Prewar price, $1500 cash; $35.00 mortgage; 9 rooms and bath; gas, 670 N. 19th st. T. P. NEVIN, 520 N. 20 h. st.

RENT will purchase 2467 N. Gratz st.; newly papered and painted; vacant.
BROWN & FRENCH, 310 Lincoln Bldg.

1212 ERIE—Vac., 10 rms., lib. bath; in a neighborhood where values are going up. Imp. Howard B. Wilson & Co., 2122 Germantown.

STORE and 10-rm. dwg., 2715 Kensington ave. Geo. L. Barnes, 1201 Chestnut st.

261-63 N. 5TH ST. — Dwelling with store front. Apply J. E. Rankin, 150 N. 8th st.

BROAD ab. Susquehanna—Lot 51x150 to Carlisle; will finance. Isen, 2100 N. 8th.

164 RICHMOND ST.—2-sty. brk. dwg., 14-r., 2 baths. Edw. G. Holloway, 2621 N. 23d.

1936 GRATZ ST.—3-sty. brick, $5000. E. G. Halloway, 2621 N. 23d. Diamond 169.

20 2-STY houses, 6 rms. & bath, excl. cond. in Kensington; sacrifice. Isen, 2100 N. 8th.

621 N. 35TH—3-sty., 8 rms., possession, $6000; $500 cash req. Isen, 2100 N. 8th.

SEND for sale list; N. W. section. John J. Fletcher, 2802 W. Lehigh ave.

2923 COLUMBIA AVE.—Brownstone, good loc., near Park; $6500. Glenn, 1517 Columbia.

1505 OXFORD—Eight rooms, hardwood floors, fine cond. Glenn, 1517 Columbia.

1427 N. 17th—12 rms., 2 baths, hot-water heat; bargain. G. Glenn, 1517 Columbia.

PARK abv. Columbia ave.—3 baths, good loca.; fine order. Glenn, 1517 Columbia.

280 GLENWOOD AVE.—$1700. 3-story dwelling. Wright, 532 W. Dauphin st.

$412 MOLE ST.—For bargain see Jack, heater; $2200. Wright, 532 W. Dauphin.

58 RMS., 2 baths, lot 100x171; rent $70; bargain, $6000. McAuliffe, 858 N. 20th st.

Building Lots, Factory Sites, Etc.

LARGE TRACT OF GROUND
NORTHEAST SECTION
RAILROAD FRONTAGE
POTTS & THOMSON
2521 FRANKFORD AVE

NEW, MODERN
UP-TO-DATE OFFICE BUILDING
CENTRALLY LOCATED
J. LEE PATTON
LINCOLN BLDG. SPRUCE 7262

Business Properties and Stores

1007 SPRING GARDEN — Three-story store and upper floors, 15x90; price $9000.
MYERS & ROTH, Hibbs Bldg., 6th & 10th.

108-110 WALNUT ST.—3-sty. and basement, steam heat, elec., liv. possession; $30,000. WESTNEY, 203 Liberty Bldg.

Factories, Warehouses, Mfg. Floors

FACTORIES FOR SALE.—From 20,000 square ft. to 100,000, situated in various sections of Philadelphia, some with railroad siding, others with riverfront; a few with both water and railroad; we also have a few areas of floor space for rent in various sizes in different sections. CHESTER D. ROTTNER, 1421 Chestnut st.

FACTORIES AND FACTORY SITES
Everywhere in Philadelphia
LOUIS N. GINSBURG
1201 Chestnut st.

INDUSTRIAL PLANTS, warehouses, railroad and river frontage.
JAMES L. STEVENSON & SON
822-824 Land Title Bldg.

Garages

S. E. COR. 29th and York—Suitable for garage; hot-water heat, elec. lights; lot 30x110; price $25,000; first mtg. $12,500; second mtg. $6000. Lande & Menkin, 4711 N. Broad. Wyoming 1079.

REAL ESTATE FOR SALE — WEST PHILADELPHIA

Ideal Homes of Stone
49th St., Pine to Larchwood
They embody your every wish for comfort, location, quality and beauty. We could not duplicate them at the price at which they are offered.
ROSE CONSTRUCTION CO.
1112 Widener Bldg.
SPRUCE 863

CITY
Stores and Dwellings

2749 GERMANTOWN AVE.
In the superb business location of Germantown and Lehigh; choice property; apply on premises.

WAREHOUSE FOR SALE OR RENT
CENTRAL. GOOD CONDITION
SPRUCE 4584

Early Poss.—1509 Spg. Garden
Price $12,000, excellent business location.
H. L. BECHTEL, 3232 Ridge ave.

WE HAVE a large list of excellent business locations along busy Kensington ave.
JOHN T. DOYLE, 2739 Kensington.

414 W. DAUPHIN—Suitable for tailor, good location. WEYANT, 532 W. Dauphin.

LARGE FACTORY for sale, cheap. P 808, Ledger Office.

WEST PALM BEACH, FLA.

48th & WALNUT STS.
Sonnenfeld's Artistic Homes
Offering of most beautiful two-story semidetached home with all modern appointments—ideal location.
Sun Parlors with Hardwood Floors, Eight Rooms, Two Baths, Shower, Pantry, Laundry, Built-in Room, Hot-water Heat, Built-in Hot-water Heater, Electric Light, Garbage and Valet Service, Large Garage, etc.
Your Inspection is Solicited
LEVICK & WOLDOW
707 WALNUT STREET

CHESTNUT STREET.
BUSINESS OPPORTUNITY
We are offering several 4-story semi-detached properties on Chestnut st. near 49th; desirable proposition for boarding, apartments or professional offices, as could be readily converted to business properties; prices range from $10,500 to $12,500.
WM. H. W. Quick & Bro., Inc.
8 S. 40TH ST.

4903 WALNUT STREET
4905 WALNUT STREET
Semidetached, modern residences, having 10 rooms and 2 baths.
EDGAR G. CROSS
1411 WALNUT ST.

REMEMBER
"Stands for All That's Good"
CROSS REAL ESTATE
S. E. cor. 59th and Larchwood ave.

SUPERB LOCATION
FOR DOCTOR or DENTIST
CORNER PROPERTY
One of the Best in West Phila.
Comprising 4 up-to-date housekeeping apartments, paying investment, with 3 suite vacant; price and terms inviting. M 932, Ledger Office.

VACANT PROPERTIES
5321 Pine st., 20 (with garage).
4743 Spruce st., 20.
1443 S. 16th st., 20.
ON THESE QUICK POSSESSION
5430 Lancaster ave., 20 (with garage).
5435 Lancaster ave., 20 (with garage).
2 Miles Square, Haverford.
O'NEILL & HICKS, 1208 Walnut st.

6009 COLUMBIA AVENUE
OVERBROOK DISTRICT
Modern 2-story garage; immediate possession.
ADOLPH B. CASPAR
60TH AND LANSDOWNE AVE.

815 Wynnewood Rd. OVERBROOK DISTRICT
Modern 3-story semidetached, renovated, 9 rooms, 2 baths; $7500 AS IS; unfurnished.
ADOLPH B. CASPAR 60th and Lansdowne.

50 HAZEL AVE.—Three-sty. semidetached dwg., 2 baths, living hall, elec., gas kitchen, attractive restricted residential surroundings, convenient to shops, trolly, streets etc.; early possession.
Eugene L. Townsend 49th & Haverford aves.

MODERN 2-story porch-front dwelling; hot-water heat, elec. lights, hardwood floors, convenient to car lines; we will finance purchaser. MAURICE HOLMAN & CO., N. E. cor. Broad and Chestnut.

Move Right In 1447 S. Vodrey—7 rms., porch, newly renovated; price right and schools of outstanding merit; gain. THOMAS, 2315 W. Lehigh ave.

FINEST 4-bedroom house for the money on the market; easy terms; ready for occupancy; fully modernized throughout. 5711 Woodland. J. W. Camac Co., 624 and Woodland ave.

NEWLY built 2-story home, with garage, 4 bedrooms and bath, must sell this week; $4500 cash required. Owner, Jones, 5845 Market st. Ph. Preston 2784.

HOUSE for sale near 54th and Market, modern lights, porch hall, newly painted and papered; price $4300, $800 cash. Hagopian, 112 N. 60th st.

CORNER 63d st., 62d & Webster sts., entirely modernized, 6 rooms, 2 porches, garage; big sacrifice; owner must leave city. Prudential Realty Co., Inc., 113 S. 60th st. Belmont 3060.

3601 N. BRETNUT ST. Suitable for apartment or fraternity with well-kept; or together; immediate possession. J. LEE PATTON, Lincoln Bldg.

3-STY. store & attic, 204 S. 60th st., big sec., office, owner must leave city. Prudential Realty Co., Inc., 113 S. 60th st. Belmont 3060.

4301 WESTMINSTER AVE.—Cor. prop., 3 stores, porch front, pass. tunnel, little or no mortgage. 4600.

5111 FOLSOM ST.—Vacant, 6 rooms, porch, good condition; price reduced.
EMPIRE TRUST CO.

RENT will purchase 3431 Aspen st., newly papered and painted; vacant. BROWN & FRENCH, 310 Lincoln Bldg.

THREE-STORY cor. with all mod. improvements, lease at [illegible] 44 N. 50th.

LARGE 4-story corner lot 24x100, suitable for office, 6230 Haverford ave. Belmont 1604.

1615 RACE ST.—Will sell for cash or exch. Empire Trust Co., Belmont 120.

5030 WALTON AVE. Immed. poss. $4400. Fox Inc., 221 W. Rowe st. Hos. 1869 M.

THREE-STY cor., with all mod. improvements, poss. at once; owner, 43 N. 50th st.

Building Lots, Factory Sites, Etc.

1724 S. FRAZIER TERRACE, opp. Blessed Sacrament Church. 7 rooms, hot-water heat, electric; excellent repair; owner leaving city, will sacrifice for immediate sale. J. W. Camac Co., 624 and Woodland ave.

REAL ESTATE FOR SALE — WEST PHILADELPHIA

Sedgwick
$9750
Semidetached stone dwelling; 10 rooms and bath, elec.; fine condition; porches detached.

$13,000
Semidetached dwelling, 10 rooms, bath. Finished in white and mahogany. Elec. excellent location; very convenient to Sedgwick station or Gtn. ave. cars, stores, schools, etc.

$16,500
Semidetached stone dwelling, with garage; 12 rooms and 2 baths; elec.; parquet floors, excellent condition; large lot. A most convenient and desirable location.

DESIRABLE CORNER
Detached dwelling; a fine corner property with garage. Living room with open fire, enclosed porch, dining room, breakfast room, pantry, kitchen; 3 bedrooms, 2 baths on second floor; 3 rooms and bath on third floor; elec. hot-water heat, varnished floors.
S. C. TOURISON
5014 ROYER ST. Germantown. Phone Gtn. 569. Gtn. 4431

SINGLE CORNER STONE AND SHINGLE DWELLING
INCLOSED PORCH
SOUTHERN EXPOSURE
LARGE LOT AND FINE SHRUBBERY
PRICE, $35,000
IMMEDIATE POSSESSION
First floor, living hall, library, dining room, kitchen, large pantry and laundry; second floor, 5 rooms and modern bath; third floor, 4 rooms and bath.
MODERN STONE GARAGE FOR 2 CARS.
Awnings, screens and storm sash included. No brokers. Owner, terms address Owner, M 933, Ledger Office.

One of the Fnest Locations
in Germantown; very attractive new houses in Ettringer place, opposite Cricket Club, between Manheim and Chapler sts., facing large estate. Early sale. 2 bedrooms, 2 baths, garage. G. M. RANDLE, 21 S. 12th st.

423 HIGH ST.—Nine rooms, bath, immediate possession, reasonable price. Owner, 5914 Germantown ave. GEO. W. DEANE.

BARGAIN—8x rooms and bath, deep lot; newly renovated, only $2700. Inquire 244 Montana st., or phone Spruce 4114.

131 W. TULPEHOCKEN ST.—15 rooms, 2 baths; lot 37x216; immed. poss.; room for garage; owner will sacrifice for quick sale. GEO. W. DEANE, 5914 Germantown ave.

Stores and Dwellings

5905 GERMANTOWN AVE.—New store and apartment, 2 bulk windows, finest business section, suitable for any kind of business; will sell reasonable for quick sale. GEO. W. DEANE, 5914 Germantown ave.

LOGAN

SEMIDETACHED STONE HOUSES WIDENER PLACE
5900 NORTH OLD YORK ROAD
To be sold by owner; direct; they are without a doubt the best houses built in the Logan section for the price; they include 8 rooms and tile bath, hardwood floors throughout, hot-water heat, enclosed heated porch, glass toilet and laundry in basement, with spacious garage in rear of lot; papering and fixtures left to your selection. Houses 24 or 35 will take you direct to these houses. Sample house open all day. Agent on premises or apply to
H. FREEDMAN
1811 N. 12TH ST.
Phone Wyoming 2617

1700 Block N. Warnock St.
(Between 16th and 11th)
Sonnenfeld's Artistic Homes
Terms to Suit Purchaser
Each home contains 7 large, cheerful rooms and a complete tile bath with separate tile shower, such as found in this price property. Hardwood floors throughout, hot-water heat, high quality lighting and heating fixtures. Glass inclosed and heated porch. Heated garage, etc. Must complete home at this price offered in the entire section. We want you to examine furnished Sample House, 4712 Warnock st.
WEISMAN & MELGIN
4944 N. Broad st. Wyo. 4904

4525 YORK RD.—7 bedrooms with additional servants' quarters, billiard room, open fireplace, up stairs and down; prompt possession; financed to meet your price; short term; through DALLAS & HARTLEY, INC., 4709 N. Broad. Wyo. 871-872.

1610 WYOMING AVE. — Four large bedrooms, basement storage room, tile bathroom, pantry, hardwood floors and up-to-date throughout; bargain, or will rent. Phone Oak Lane 290 W.

REAL ESTATE FOR SALE — PENNSYLVANIA—SUBURBAN

WOULD YOU BE INTERESTED
In purchasing NOW in the Suburbs if you could find just what you want at YOUR PRICE. We offer the finest selection of homes in all of Philadelphia's principal suburbs and solicit an opportunity to show you "your kind of a place."
Your inquiry will receive prompt attention
SMULLEN & BARRY
1206-11 LIBERTY BUILDING, BROAD & CHESTNUT STS.
Phone Branch Exchange Walnut 5100

LOGAN

1027 DUNCANNON AVE. (cor.)—12 rooms and bath; garage; hot-water heat, elec. light; $13,500; 1023 Duncannon ave., 12 rooms, bath, modern, $11,000; 4021 N. 11th st., 8 rms. and b., mod., $10,000; 4619 N. 13th st., 7 rms. and b., modern, $7800.
H. F. Quinn Pop. 2626 Key., Park 4618 A. 1916 Columbia av. Bell.

SACRIFICE—5025 N. 9TH
Two story, 7 rooms, garage, inclosed, heated porch; only $8000; former price $10,000.
SILBER, 2123 N. 11th. Diamond 6845.

TACONY

VACANT—6300 Vandyke; $500 cash req.; 6 rms., bath, all convs.; porch front; can be financed. CAMERON, 2811 Kensington.

TIOGA

Owner will sacrifice mod. 7-room house, near Phila. and Reading Ry. sta.; will finance.
MEIXNER 22D AND CLEARFIELD

OAK LANE

12-ROOM HOUSE, GARAGE
14-ROOM HOUSE, GARAGE
Large lots between R. R. and York road.
C. P. PETERS & SON, 608 CHESTNUT ST.

PENNSYLVANIA—SUBURBAN

ELKINS PARK
An exceptional offering in this location is this detached home near train and trolley. Contains 6 chambers, bath, electricity, hardwood floors. High location on large lot, with beautiful shade and shrubbery. An opportunity to buy at sacrifice price.
E. A. HAVENS CO. LAND TITLE BLDG.

WELL BUILT Pennsylvania suburban home, 10 miles out on P. & R.; 3 story, 9 rooms, bath, deep lot for garden; 9 miles to station; 4 minutes to trolley; high; dry; every convenience; ideal neighborhood and location; owner has left city and prefers to sell rather than rent. M 110, Ledger Office.

HALA

$11,000—Convenient location; 6 chambers, 2 baths, plenty closets.
WALTER S. SUTHERLAND, Hala, Pa.

CYNWYD

NEW Colonial home, ready for occupancy; 6 chambers, 3 baths, corner.
WALTER S. SUTHERLAND, Hala, Pa.

DARBY

A Christmas Present
Buy a home for lasting satisfaction. Get new suburban sale list from
SWOPE & SON, 516 MAIN, DARBY

FOLSOM

ROOMY, well-built house; excellent condition; modern; conveniences; deep lot; garden, garage; only $8000; trolley, via Darby, or B. and O. R. R. Inq. Paltrowitz, Folsom. Tel. co., or phone Spruce 4114.

GLENSIDE

FERGUSON tract—Large lots, $75 to $250; some with Springfield water, gas and elec. light; easy payments, guaranteed title; send for booklet. FERGUSON, Front and York.

HIGHLAND PARK

MODERN DWELLING 5 minutes from 69th st. terminal; living room, open fireplace, dining room, kitchen, 3 bedrooms, tiled bath, attic, hot-water heat, gas and electric; price $9650; financed; small amount cash. George L. Barnes, 1201 Chestnut st. Walnut 4685.

MERION

MERION
A moderate priced home in this popular suburb ready for immediate occupancy; 5 chambers, 3 baths, storeroom; large lot; delightful and convenient location with southwestern exposure; easy terms.
WM. H. WILSON & CO.
700-01-02 MORRIS BLDG.
Members Phila. Real Estate Board

NEARING completion; bungalow style; 6 chambers, 2 baths, garage.
WALTER S. SUTHERLAND, Hala, Pa.

NARBERTH

SUBURBAN HOMES AND BUNGALOWS
To suit your especial need, ready for immediate occupancy, from $4500 up.
JOHN A. CALDWELL
NARBERTH, PA.
House ph., Narberth 687. Office ph., 1733

NARBERTH—17 Montgomery ave.; detached; hot-water heat, electric lights; possession; large garden; lot 80x198; price reasonable.
CARPENTER & WILSON, INC.
62D AND MARKET STS.

NESHAMINY FALLS

FERGUSON'S bungalow sites; large lots $7 up; near station and creek, ¼ mile Lincoln Highway; fine boating & bathing; 17c Road Term; easy payments; guar. title; send for booklet. FERGUSON, Front & York.

PELHAM

PELHAM
Desirable all-stone residence in this delightful section; 6 chambers, 2 baths, electricity, central plant heat, hardwood floors; modern in every particular; convenient to train and trolley.
PRICE, $16,500
WM. H. WILSON & CO.
700-01-02 MORRIS BLDG.
Members Phila. Real Estate Board

REAL ESTATE FOR SALE — PENNSYLVANIA—SUBURBAN

WAYNE

WAYNE
Beautiful Colonial Home; central hall, living room with open fireplace, sun parlor, 2 tiled baths; newly papered and painted; splendid condition; good lot; attractive price for quick sale; early possession.
WM. H. WILSON & CO.
700-01-02 MORRIS BLDG.
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WYNNEFIELD

CORNER PROPERTY—Stone house, slate roof; large lot; garage; available.
WALTER S. SUTHERLAND, Hala, Pa.

NEW JERSEY—SUBURBAN

BROWN'S MILLS

RIGHT IN THE PINES
Modern home with 3 baths; inclosed porches and all city conveniences; 1 acre. Near lakes, hotels, P. O., etc.; sell at low price; incl. furn.; immediate poss.; photos. PETERS & SON, 608 CHESTNUT ST., PHILA.

HAMMONTON

TEN-ACRE FARM under cultivation, within city limits Hammonton, N. J.; 8-room frame house, barn, chicken houses, peach, pear, apple, cherry and plum trees, strawberries, raspberries, blackcaps, grapes, horse and wagon and all farming utensils; for sale cheap; great bargain; will sacrifice. P. O. box 711, Hammonton, N. J.

MOORESTOWN

TRACT OVER AN ACRE
Three fronts; now with tax exemption for 5 years, it is worth while to build your home. PETERS & SON, 608 CHESTNUT ST., PHILA.
ALSO A TRACT OF 25 ACRES

NEW JERSEY—SEASHORE

BRICK HOUSE, 6 rooms, bath, porches, yard; 3 blocks from Chelsea beach hotels; price, $4250; all expenses including taxes and interest on entire purchase price; $310 yearly; you can let out 8 rooms for 3 months for $300. E. KOHLER, Humphreys Bldg., Atlantic City.

FLORIDA

FOR SALE BY OWNER—One of the finest estates in Florida; beautiful water front; everything modern; abundance of fruit; wonderful bargain at $140,000. Address Windsor, 6 N. Michigan ave., Chicago.

PENNSYLVANIA FARMS

CHESTER COUNTY, HISTORIC BRANDYWINE FARM; 177 acres, of which 80 acres are permanent meadow pasture, 12 acres old timber; 250 bearing apple trees; lively old stone and brick house, 12 rooms, bath, nestled amid old trees; tenant house; spring house; large barn and outbuildings; located ½ mile from station and surrounded by people of culture; $22,000; I have a farm for every buyer. J. M. Fronefield, Wayne, Pa.

BARGAIN—90 acres; 8-room stone house; cement cellar; bank barn for 30 head; numerous outbuildings; woodland; 1 mile to trolley; stock, crops and implements, $8500; half cash. HAPP & SONS, Doylestown, Pa.

FRUIT FARM 16 acres, of which 10 acres are bearing apples, stone house, 8 rooms, bath; barn, springhouse, wonderful views; half mile Pennsylvania Railroad station; $10,000; I have a farm for every buyer. J. M. FRONEFIELD, Wayne, Penna.

1000 ACRES, Ocean county, half mile from railroad station; large quantity old growth cedar; land excellent for farming when cleared; only $12,500.
WESTNEY, 203 Liberty Bldg.

REAL ESTATE—SALE OR RENT

SUNLIGHT FACTORIES
Two New Two-Story
SALE OR RENT
30,000 Sq. Ft. 27,000 Sq. Ft.
Steam heat
Electricity
Elevators
Sprinkler systems
Light—four sides
Driveways—on all sides
LEVICK & WOLDOW
707 WALNUT STREET
Members Philadelphia Real Estate Board.

Factories, Warehouses, Mfg. Floors

Factory and Warehouse for Sale or Rent
50,000 square feet.
Two elevators.
Steam heat.
Apply 240 N. Front St.
1 block from P. R. R.
1 block from B. & O.
1 block from wharf.
8 blocks from P. & R.

8TH ST. near Callowhill—4-story and basement about 7000 feet; good daylight, steam heat, freight, elevator, high ceilings, driveway on first floor; close to railroad; suitable for manufacturing or storage; will sell or rent, easy terms. GUHRMAN, 1211 Chestnut. Walnut 294.

REAL ESTATE WANTED
Factories, Warehouses, Mfg. Floors

WE SPECIALIZE in the selling and renting of industrial property; if you have a factory or warehouse that you wish to dispose of we will be glad to examine it. We can furnish the names of a dozen large corporations which have found our services satisfactory in the last year. A postal or a phone call and we will examine your property at once. CHESTER D. ROTTNER, Morris Bldg. Locust 295.

REAL ESTATE WANTED
Factories, Warehouses, Mfg. Floors

WE DESIRE the specifications of factories, sites and warehouses, which we handle exclusively from an industrial engineering and manufacturing standpoint; we are not real estate agents and do not accept exclusive agency. J. ALAN MIDDLETON, 902 Witherspoon Bldg. Walnut 2403.

REAL ESTATE FOR RENT
CITY

1231 MARKET STREET
UPPER FLOORS
Desirable Mercantile Salesrooms or Business Offices
Excellent Display on Market St.
Steam Heat, Electric Light
Term Lease
Mastbaum Bros. & Fleisher
1424 South Penn Square.

MANHATTAN BUILDING
COR. 4TH AND WALNUT
In the heart of the insurance, financial and shipping district; all outside daylight offices.
One entire office floor can be leased by responsible firm; about 3000 square feet. Also 1000 square feet building now being renovated; new elevators, plumbing, etc., and generally being put in excellent condition.
WM. LIPKIN, 1208 Arch st.
BASIL S. WALSH, 506 Walnut st.

IF IT'S CENTRAL!
Come to us—on our "eligible" lists we have the most desirable LOCATIONS in Philadelphia. That's where we specialize!
Harry C. Lieberman & Co.
1237 MARKET ST.
"Central Leasing a Specialty"
Bell Locust 494-495 Keystone Race 3015

OFFICE SPACE
ABOUT 3000 SQ. FT.
NEW, MODERN
AND EXCLUSIVE OFFICE BLDG.
16TH AND SANSOM STS.
Southwestern daylight exposure; will rent 1600, 2000 or 3000 feet.
$3 PER SQUARE FOOT
J. LEE PATTON
LINCOLN BLDG. SPRUCE 7262

THREE NEW STORES
1338-40-42 VENANGO ST.
WILL FINISH TO SUIT TENANT
FRED J. SCHAEFER
929 Chestnut st. Walnut 1810

102-104 N. 3D ST., third and fourth floors; all conveniences; new elevator; steam heat; immediate possession.
115 N. 3d st., second, third and fourth floors; new electric elevator; steam heat.
625 Arch st.; entire second floor; immediate possession.
N. E. cor. 3d and Race sts.; basement, stores and second floor.
G. C. SEIDEL & CO., INC.
S. E. cor. 3d and Race sts.

MODERN office bldg., S. E. cor. 4th and Walnut sts.; in the heart of the insurance, financial and shipping district; all outside daylight offices. Apply Wm. Lipkin, 1208 Arch st., or Basil S. Walsh, 506 Walnut st.

EIGHT ROOMS and bath, excep. loc., bungalow; 25 minutes from city; same block as station; furnished or unfurnished, by season or on yearly lease. B 803, Ledger Off.

WAREHOUSE FOR SALE OR RENT
CENTRAL. GOOD CONDITION
SPRUCE 4584

116 N. 3D ST.—Entire 5-story building; elevator; may divide.
G. C. SEIDEL & CO., INC.
S. E. cor. 4th and Callowhill sts.

MAIN st.; dr. b. h. w. elec.; term leases.
Walsh, 25th Ab. Lehigh Diamond 7926

2403 N. BROAD ST.—Electric light, hot-water heat, 2 baths, stationary tubs.
JAS. G. DIXON, 1514 Ridge ave.

2944 OGDEN ST.—6 rooms and bath; rent $35. E. J. ELLIOTT, 1112 CHESTNUT ST. Filbert 3858.

BROAD AT ERIE AVE.—Large corner house; fine order; $150 monthly. HOWARD B. WILSON & CO., 2122 Germantown ave.

2-STORY, thor. modern dwg., incl. porch, garage, in N. Phila.; ref. req. Inq. Kushin & Katzman, 5th and Pine sts. Lombard 1816.

1041 SPRING GARDEN ST.—Dwelling over store, 8 rooms; conveniences. Key in store. SCHAEFER, 1104 Spring Garden st.

STABLE for 16 horses; 2 story, 17x70; suit any business. McAuliffe, 858 N. 20th st.

MODERN 5-room house; rent $25. E. J. ELLIOTT, 1112 Chestnut st. Filbert 385.

3112 N. 24TH, $60 per mo., 7 r., porch. Schwartz, 26th above Lehigh. Dia. 6054.

13 ROOMS, 2 baths; 22d and Pine; good condition. MERTON GREIMS, Harrison Bldg.

9 RMS., bath, over real est. office, ht. & lt.; long lease; $100 per mo. Isen, 8th & Diamond.

CENTRAL—19th near Callowhill; 8 rooms; white tiled bath. Smith, 1538 N. Breeze ave.

2222 N BROAD ST. and 3633 N. Broad st. Edw. G. Holloway, 2621 N. 23d st.

8 RMS. & bath, nr. 7th & Diamond, $50; will give lease. Isen, 2100 N. 8th st.

2002 Germantown ave.—Good business loca.; will give long lease. Isen, 2100 N. 8th st.

Business Properties and Stores

1733 CHESTNUT STREET STORE WITH MEZZANINE
JUST RENOVATED; MOST ATTRACTIVE SHOP ON WEST CHESTNUT ST.
C. F. Simon, 112 S. 16th St.

1228-30 RACE ST.
3-STORY BRICK BUILDING, WITH ELEVATOR, LIGHT FRONT AND REAR; ABOUT
8100 SQUARE FEET
Heat and electric light. Apply
Penna. Co., 517 Chestnut St.

Factories, Warehouses, Mfg. Floors

7600 SQUARE FEET
In manufacturing building, suitable for machine shop or heavy storage.
C. J. Mitchell Company
810 LINCOLN BLDG.

THREE-STORY mill property, containing over 43,000 sq. ft., with complete power plant; sprinkler; immediate possession; located North Philadelphia; very low rent.
CHESTER ROTTNER, 1421 Chestnut st.

OVER 8300 square feet on first floor of central fireproof factory building; steam heat, electric lights, sprinkler, 2-ton crane; immediate possession; we have others.
CHESTER ROTTNER, 1421 Chestnut st.

1214 ARCH ST.—Two modern floors, each containing 5000 square feet.
ALBERT M. GREENFIELD & CO.
15th and Chestnut sts.

10,000 SQ. FT. floor space, with power, one of the best locations in Kensington; will divide. O'Neill Bros., Howard and Oxford.

OFFICES for rent, Shubert Bldg., 250 S. Broad st.; outside light; immediate possession.

CENTRAL, bright offices; also rooms for manufacturing. 229 S. 4th st.

REAL ESTATE FOR RENT
CITY
Business Properties and Stores

"LET'S TALK IT OVER"
24TH & WALNUT STREETS
20,000 feet concrete building; showroom on Walnut street;
Railroad Siding
REYNOLD H. GREENBERG
1421 CHESTNUT STREET

OFFICES, BUSINESS ROOMS, ETC.

OUTSIDE OFFICES
Sun and Air. 250 to 6000 sq. ft. at
N. E. COR. 10TH AND CHESTNUT STS.
J. C. O'CALLAGHAN
929 Chestnut st.

134-36-38 S. 4TH ST.
1500 SQUARE FEET
WILL DIVIDE TO SUIT
IMMEDIATE POSSESSION
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

VICTORY BUILDING
1001-13 Chestnut St.
Several Desirable Offices for Rent
Albert M. Greenfield & Co.
15TH AND CHESTNUT STS.

OFFICE SPACE TO RENT—22,500 square feet; strictly modern; service, first-class. Broad st.; square and a half from City Hall; possession about May 1. P 802, Ledger Off.

WILL divide office with desirable party; steam heat, good light. The Electric Welding and Ship Repair Co. of America, 329 Walnut st.

LARGE OFFICE for rent, $5 per month. Apply 308 N. Broad st.

DESIRABLE outside office, rent reasonable. Estey Bldg., 1701 Walnut st.

Stores

RENT—STORES
4-6-8 So. 60TH ST.
Adjoining S. W. cor. 60th & Market
Splendid location for jewelry, gent's furnishings, candy, waist shop, etc.
Albert M. Greenfield & Co.
15TH & CHESTNUT STS.

—STORES—
We have for rent a number of desirable CENTRAL STORES, suitable for retail purposes, also for wholesale and jobbing, situated in the heart of the business district and at reasonable rentals. For information
LANARD & AXILBUND
"LEASING SPECIALISTS"
DENCKLA BLDG., 17TH & MARKET
BOTH PHONES
BELL, WAL. 2201; KEY., RACE 1412

ONE of the best business corner stores to rent; near 60th and Market. Hagopian, 112 N. 60th st.

Stores and Dwellings

BROAD ST., No. 3913—Large store and dwg., suitable for any business. Berger, 1930 N. 6th st. Phone Diamond 7795 J.

Stables

STABLE for 16 horses, 2 sty., 17x70; suit any business. McAuliffe, 858 N. 20th st.

Warehouses

WAREHOUSE SPACES
to suit of 2000 sq. ft. per floor or less. Apply S. W. cor. Beach and Brown sts., or A. B. FRASER, 1615 Sansom.

WEST PHILADELPHIA

N. W. COR. 56th and Washington ave.—Nice-room dwelling and store property; excellent business opportunity.
GREENWELL & DORNAN, 422 S. 52d st.

921 S. 55th st. (4 bedrooms) $52.50
628 Wynnewood road (3-story, 2 baths) $100
Lambert & McDermott 403 N. 63d st. Bel. 3777.

4944 OGDEN ST.—7 large rooms and bath; laundry, electric light; newly papered; rent $45.
E. J. ELLIOTT, 1112 Chestnut st.

PRIVATE garage to rent, near 60th and Market. Hagopian, 112 N. 60th st.

GERMANTOWN

GTN.—7 rms. and bath; mod.; res. rent. Kushin & Katzman, 5th & Pine. Lom. 1816.

LOGAN

4700 BLK. N. WARNOCK ST.
(BETWEEN 16TH AND 17TH)
Two-story modern homes, some with garages; hot-water heat, electricity, hardwood floors throughout, inclosed porch.
WEISMAN & MELGIN
4944 N. BROAD ST. WYO. 4904

WE OFFER a choice list of 3 and 4 bedroom houses, a few with garages, for rent at $55 and upward. DALLAS