REAL ESTATE FOR SALE — CITY

NEARING COMPLETION
DOWNSBROUGH'S HOUSES IN LOGAN
SIXTEENTH STREET
LINDLEY TO DUNCANNON AVENUES (5100 NORTH)

FACING PROPOSED WAKEFIELD PARK
(NOW ON CITY PLAN)

Tiled baths with shower and all the latest improvements; only TWO squares from LOGAN STATION, Broad Street, three York Road trolley lines and Logan marketing center.

H. H. DOWNSBROUGH, Builder and Owner
ON PREMISES DAILY AND SUNDAY
ESTABLISHED 1892
BELL TELEPHONE: WYOMING 2728

If you are in the market for a good-sized modern two-story house, we can interest you.

Building Lots, Factory Sites, Etc.

INDUSTRIAL TRACT
90 acres, with R. R. trackage, on New York Div. P. R. R., 2 miles North Phila. Station. Will divide in 10-acre lots. Principals only. B 836, Ledger Office.

SITES, railroad, Penna. and Reading, $2000 per acre and up. DIETERICH, 737 Walnut

Factories, Warehouses, Manufacturing Floors

27TH & DAUPHIN
Factory or warehouse; lot 110'x147'. Has boiler and engine. Has room for expansion. Will sell low.
TOMLINSON
Spruce 4141 — Lincoln Bldg.

LIST YOUR FACTORY
with us. No charge for listing. Proper terms for exclusive agency.
TOMLINSON
Spruce 4141 — Lincoln Bldg.

I OFFER for sale in Philadelphia, with immediate possession, factory building of
22,000 SQ. FT.
Abundant yard space, wonderful power plant, excellent labor section; look it over.
ARTHUR B. FRASER
21 S. 12th st. — Both phones

FACTORIES, warehouses, railroads, can finance. DIETERICH, 737 Walnut st.

CENTRAL, 4 floors, 35x60; large elevator. Arthur Boswell, 233 N. 13th st.

Garages

GARAGE: 125-car capacity; 122x120 ft.; being constructed on 37th above Walnut; showroom front; suitable for service station; excellent location.

Factories, Warehouses, Manufacturing Floors

INDUSTRIAL PLANTS AND LAND. J. L. STEVENSON & SON, LAND TITLE BLDG.

FOR SALE OR RENT—Garage, 25-car capacity, 6047 Locust st.

WEST PHILADELPHIA

Overbrook Section
N. 63d st., 3-sty. attractive stone, real dence delightfully located; southern exposure; lot 41x150 with ample space for garage. Price $18,000.

Lebanon ave., 2-sty. stone residence, 6 rooms and bath; modern and up-to-date; inclosed porch and garage. Price $10,000.

N. 64th st., 3-sty. semi-det. home; 3 bed chambers and 2 baths; thoroughly modern; spacious rooms; quick possession. Price $12,800.

A choice selection from our complete list of Overbrook Homes at your command

Lambert & McDermott
403 N. 63d st. — Belmont 3777

$44.50
CARRYING CHARGES
PRICE, $7800
NEW STONE HOME WITH GARAGE
"Just what you have been waiting for." Private porch, tile bath, shower, open fireplace, hot-water heat, with plenty of closets. 125-ft. street; community tennis court.
AN UNUSUALLY COMPLETE HOUSE
OVERBROOK SECTION
Atwood road facing Diamond st.
Take Market, St. "L" to 63d st., frequent trains to Jefferson st., walk 3 blocks west.
One Fare—Quick Service
APPLY 938 ATWOOD ROAD
Phone Overbrook 1397 J
OPEN EVENINGS

WILLOWS AVENUE
(53d to 54th)
These brand-new homes, where you can have selection of paper and finish, can be purchased at a bargain and what's more on your own terms, with no charge for finance nor. Don't fail to see them. R. W. Brown, on premises, Woodland 7920, or
DALLAS & HARTLEY
4709 N. BROAD ST.
Eve. Tioga 5026 W. Wyo. 0871-0872

46 N. 61ST ST.—Make offer; 2-story brick dwelling, to settle an estate; 6 rooms, bath, laundry, porch, electric and gas.

3215 HAMILTON ST.—Three-story brick dwelling; porch, 10 rooms, bath; brick kitchen, 2 toilets; adapted for 3 apartments; all conveniences; rent includes newly papered, painted, electric and gas.

5138 OGDEN ST.—Price $3000; 2-story brick dwelling, porch, 6 rooms and bath; will finance.

JAMES F. COX & CO.
1505 REAL ESTATE TRUST BLDG.
S. E. corner Broad and Chestnut sts.
Telephone Walnut 1601

ONLY $300 CASH
1818 S. YEWDALL STREET
ALL IMPROVEMENTS
BARGAIN
HOUSE OPEN

Want to see the best new Home in West Phila for $8000? Phone Sherwood 0284 and ask about Hadfield street 7 rooms, inclosed heated porch, brick fireplace, tile bath with shower and linen closet; hot-water heat, electricity; hardwood floors, etc. $1000 cash.
SHORTLIDGE 311 S. 50TH ST

WEST PHILADELPHIA
$800 BELOW MARKET
Modern three-story residence, 8 rooms, tile bath, parquetry floor, electric light, hot-water heat, awnings, shades, screens, linoleum; restricted residential district; convenient to trolleys and elevated; must sell quickly; deal direct, giving buyer benefit agent's commission. Phone Preston 2766 W.

6022 OSAGE AVE.—Thoroughly modern 9-room residence; electricity, hardwood floors, living hall, hot-water heat; 4 rooms on second floor and bath with all new fixtures; extras included; convenient.

EUGENE L. TOWNSEND 49th and Baltz ave.

CORNER DWELLING, PORCH FRONT, 4823 GREENWAY AVE., near 49th and Woodland, with many trolley lines; large living room, 3 bedchambers, electric and gas light, wash trays, artistic papering and painting, everything of the best. PEMBERTON ESTATES, 4 S. 15th st.

REDUCED for quick sale, now look at 5408 Willows ave., with garage; best value offered anywhere; conv. terms; new home; every mod. appointment, heated porch; inclosure; examine this before you purchase. PAUL H. STULL, 1421 Chestnut st.

CLIFFORD TERRACE, 6035, 7 rooms, garage, inclosed porch, hot-water heat, elec. gas, kitchen, all hardwood floors; $6500 ($1000 cash); possession. Richard P. Dowell, 262 S. 52d.

6827 Summer st.—Two sty., 7 rooms and bath; all conveniences; possession.

H.J.FASY, 18th & Thompson Sts.

TO SETTLE ESTATE—23 houses near 45th and Grays Ferry rd., rented at $12 per mo. (old rentals); price, $1250 each; will divide. TAYLOR & SON, 27 S. 40th street.

56TH BELOW Market, 2 story, porch front; 6300 block Regent, 2 story, inclosed porch front; electric, steam heat.
ROLETTER & ROLETTER, 18th & Morris.

5901 OVERBROOK AVE.
Three-story stone residence, 14 rooms, 3 baths, central heat, electricity.
C. P. McCURDY, 708 Franklin Bldg.

54TH ST. above Arch, 2 story, porch front; easy terms; price, $4800. Arthur Boswell, 233 N. 13th st.

6711 KINGSESSING AV.—8 r. & bath; first-class cond.; unusual barg.; $6500. J. N. McMichael, 58th & Springfield. Ph. Wnd. 6609.

4032 CHESTNUT—Dwelling; large lot.
Harry G. C. Williams — 522 Walnut

REAL ESTATE FOR SALE — CITY

WEST PHILADELPHIA

1040 N. 56TH ST.—Desirable dwelling with garage in perfect condition. JOSEPH W. FOX, 411 Walnut st., or Le Roy Schoch, 6001 Oxford st.

Building Lots, Factory Sites, Etc.

40,000 SQ. FT. land; good site for a market or garage; 3 entrances; connections to 2 railroads and Schuylkill River; $8000 selling price; owner will take back $5000 first mortgage. J. N. McMichael, 58th and Springfield ave. Wyndland 6609.

GERMANTOWN

SPECIAL OFFERINGS
These Are Worthy of Consideration

Stone and plastered modern twin house, 12 rooms, 2 baths, garage, in pleasing Lincoln Drive section; immediate possession. Price $14,500.

New stone Colonial house, just built, 12 rooms, 6 chambers, 3 baths, hardwood floors, attractive lighting fixtures, hot-water heat; garage; high location, between Usual and Carpenter Stations. Price $18,500. Possession at once; house never been occupied.

Detached stone residence, 15 rooms, in a good location, overlooking Lincoln Drive; large lot, western exposure; old shade trees; now vacant. $28,000.

WM. H. WILSON & CO.
700-01-02 MORRIS BLDG.
Ask for our Mr. Wilson

GERMANTOWN
NO. 62 EAST JOHNSON ST.
Directly opposite the Chew Mansion; background of Germantown; must be sold to close an estate; one of a group of eight; 10 rooms, 2 baths, with western exposure; 8 bedrooms—baths; gas and electricity; new heating plant; lot 50x235.

For further particulars apply to
GERMANTOWN TRUST COMPANY
CHELTEN & GERMANTOWN AVES.

IDEAL HOMES WITH GARAGE
Detached or semi-detached stone dwellings, modern; electricity, hot-water heat, parquetry floors; large lots; restricted residential section; convenient to Germantown ave. or Chestnut Hill trains.
S. C. TOURISON
7014 Boyer st., Germantown

Greene and Tulpehocken Sts.
GERMANTOWN
Most wonderful house and most attractive location; must be seen to be appreciated; act promptly in calling at our sample house of completeness with
DREBY & EVANS
1007 LINCOLN BLDG.

Biggest Bargain in Germantown
2102 65TH AVENUE
Two-story porch dwelling, 6 rooms and bath; with large lawn and yard; excellent condition; price, $6000; will secure mortgage of $5000.
OPEN SUNDAY
WILLIAM JAMES KEOGH, Land Title Bldg.

PELHAM—Desirable residence section with central heat, Usual and Carpenter Stations. Arthur Boswell, 233 N. 13th st.

$7500—7229 Archer st., 10-ft. porch front. Wm. Sodler's Sons, 1526 Columbia ave.

LOGAN

5039 SHEDLEY ST., dwelling reasonable.
HARRY G. C. WILLIAMS — 522 Walnut

NEW 6-room-and-bath houses, electric, hot-water heat, garage privilege; $6500; sample house 4642 N. 15th st.; terms arranged. HARRY C. WELLER, 1338 Ruscomb st.

THREE-STORY side-yard house in 5100 block 125th st.; hot-water heat, electricity, every thing modern. HARRY C. WELLER, 1338 Ruscomb st.

1806 N. 12TH ST.—Semi-detached, hardwood floors, electric lights, hot-water heat; must be sold. Phone Wyoming 2566 R.

OAK LANE

7273 Limekiln Pike
Nine rooms, latest improvements; stone porch, private garage and driveway; 40-foot side yard; semi-detached.
APPLY OFFICE
7265 Limekiln Pike
Phone Oak Lane 1720

TIOGA

2115 W. VENANGO ST.
LARGE DWELLING
LOT 100 x 225
SUITABLE FOR DEVELOPMENT
MEARS & BROWN
202 S. 15TH ST.

Best Business Section of Tioga
THREE MODERN STORES SUITABLE FOR ANY BUSINESS
Three new apartments, 2 rooms, bath, kitchenette; electric, steam heat, janitor service. $50, $55, $60
BUXBAUM 3516 N. 17th st. Tioga 3801

MUST BE SOLD
VACANT, 1319 McFERRON ST., 6 ROOMS AND BATH; HOT-WATER HEAT, ELECTRIC LIGHT; PRIVATE LAUNDRY, GARAGE PRIVILEGE; $300 WILL FINANCE, $5500. HAMILTON & THOMAS, 116 W. TABOR ROAD. WYOMING 3427 J

TORRESDALE

PLEASANT HILL PARK—Cor. Linden ave. and Milner st., 2-story frame dwelling, 6 rooms, all conveniences, 2 porches, first and second floor fronts, 50x117, hedge. Apply Thos. J. Tuskington, 100 W. Lehigh ave. Phone Kensington 0009.

OLNEY

NEW 6-room-and-bath houses, electric, hot-water heat, garage privilege; $6500; sample house 4642 N. 15th st.; terms arranged. HARRY C. WELLER, 1338 Ruscomb st.

FRANKFORD

PILLING ST., FRANKFORD
Most conveniently located modern English dwellings; school, churches, stores, amusements and transportation within 2 blocks; do not fail to examine them; they are on Pilling st. between Orthodox and Arrott sts. (2 blocks west of Frankford ave.; take car No. 3 at 13th and Arch sts.; get off 4600 Frankford ave., walk west to houses).
DREBY & EVANS
1007 LINCOLN BLDG.

MOUNT AIRY

COR. PROPERTY, west side, square north of Pelham, 228x108 ft., suitable for building operation. Box 607, Ledger Office.

REAL ESTATE FOR SALE — WEST PHILADELPHIA

BIG REDUCTION

Now is your opportunity to buy one of these substantially built, wonderfully finished, modern homes at an unprecedented value. Nothing like this has ever been offered before. A direct saving to you of $2000. Beautifully located. A house you will be proud to show your friends.

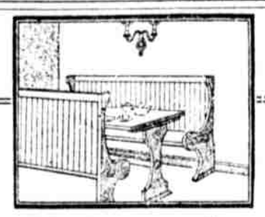
New Overbrook Homes
Artistically Designed Stone Properties
NORTH OF LANSDOWNE AVENUE

65TH STREET
2-story houses; 4 bedrooms, 2 baths. Individual inclosed porches. Private garages. Large lots.

MARLYN ROAD
2-story houses; 3 bedrooms, 2 baths. Private garages. Marble shower and stone fireplace. Distinctively planned.

CENTRAL PLANT HEAT
Furnished by a corporation regulated by State Commission at a cost of no greater than your ordinary coal bill. No furnace, no ashes, no effort to housekeep without a servant in this advanced plan of a house.

MOSS & TAYLOR
BUILDERS OF HOMES FOR THIRTY YEARS
Take "L" or surface cars to 63d St., pass N. to Lansdowne Ave., 1 fare.



The Cozy Breakfast Nook

A little nook, just off the dining room, with two attractive settees and table, where you may breakfast in cozy privacy. A tiled bathroom with two windows, two, mind you; built-in tub, shower, exposed plumbing, medicine chest. Two-door linen closet in the hall, clothes chute to laundry. Rain spouting and gutters of all-copper. A kitchen that is most complete. A real joy for every woman.

PRICE, $8850—ONLY $1500 CASH

BEING BUILT NOW these new stone-front, side-yard homes are only 16 minutes to City Hall; one fare; no change of cars.

Come to our offices, 69th Street, opposite the Market Street Elevated Terminal, and let a representative show you the daintily furnished home. Office open from 9 A. M. to 6:30 P. M.

John H. McClatchy — BUILDER OF HOMES

OAK LANE — OAK LANE

OAK LANE AND VICINITY

1507 68TH AVE.
Attractive 2½ story stone and stucco; 9 rms., 2 baths; strictly modern; in beautiful condition. Low price.

6355 YORK ROAD
Twin; 8 rooms and bath; 14 bedrooms); hot-water heat, elec., hardwood floors; opposite Regent Theatre. For $8800.

5739 PARK AVENUE
Absolutely less than pre-war price. "Radley built." 11 rooms, 2 baths; 2-car garage.

OAK LANE PARK
Colonial Hall, 9 rooms and bath; lot 50x130; garage; excellent condition. Price very low.

6547 N. 13TH ST.
2½ story, detached, stone and shingle; 10 rooms and bath; 2-car garage; immediate possession; large lot.

5815 N. BROAD ST.
3 story stone; 10 rooms and bath; 2-car garage; lot 50x130; excellent opportunity for home investment or speculation.

1416 68TH AVE.
Corner; 9 rooms, 2 baths; strictly modern; garage; very low price.

6906 N. BROAD ST.
Detached, 2½ story, corner; 9 rooms and 2 baths; strictly modern; lot 41x100.

6820 N. Broad St.—2½ story, modern, garage, 8 rms and bath
1220 Chelten Ave.—8 sty.; 9 rms., 2 baths; lot 42x120
1808 Medary Ave.—7 rms., bath and attic; modern; lot 35x98
6811 Tulpehocken St.—9 rooms, 2 baths; lot 35x98.
6811 Sydenham St.—8 rms., bath and laundry; mod.; room for garage.
Others to $50,000

HERBERT HOPE — 5901 YORK ROAD — WYOMING 4537

PENNSYLVANIA—SUBURBAN

CHARMING OLD COLONIAL HOME
2.67 ACRES
House containing 12 rooms, 3 baths, hot-water heat, electricity, gas; beautiful grounds, surrounded by old shade; price $15,000.
HERKNESS & STETSON
LAND TITLE BLDG.

If Your Family Wishes to Live in the Country You Should Own This Beautiful Home

situated one-half mile from station and trolley; a ride of 35 minutes from Broad Street Station. The house is of gray stone and fronts on an attractive lawn shaded with trees. It contains living hall with open fireplace, living room, library, dining room, kitchen, pantry, laundry, 4 bedrooms, 2 baths, rooms, billiard room, splendid sun room. It has electric lights throughout and a special hot-water heating system; garage and stable; over 10 acres of ground, with abundant fruit trees; meadow running stream. Apply to
BEN. T. WELCH, 1328 Chestnut st.

WESTTOWN, PA.
A charming country home; fine elevation and farm of 45 acres; 10 acres apples and all kinds of fruit; 15-room, fine stone mansion, with all modern conveniences; 3 fireplaces; stone barn, garage, pig pen, 2 cow houses, springhouse and 2 tenant houses, including crops, stock and machinery; price $30,000; owner, HAHN, Twin Brook Farm, near station, Westtown, Pa.

5½ ACRES, $8700—Commuting distance Phila. immediate possession; mile steam Media div.; mile Phila.-West Chester trolley; 8-room stone Colonial farmhouse, barn; laying house 300 hens; fruits; fine neighborhood. Heald & Son, West Chester, Pa.

BEVERLY Modern Bungalow, Stone and Stucco
$6000; main st., near sta.; 6 rms., reception hall; conv.; open fireplace; veranda; large lot; garage. DRESSER, Burlington.

WYNCOTE, PA.—$6000; easy terms; semi-detached; 8 rooms and bath; gas and electricity; near train and trolley. P 606 Ledger Office.

GOING ABROAD—Will sell beautiful, appointed modern home; 14 rooms, 4 baths, 3-car garage, quarters for 2 men; 2 acres lawn; well planted; Phila. exclusive suburb; best schools and train service. B 713, Ledger Office.

PENNSYLVANIA—SUBURBAN

$14,500—Unusually attractive and well arranged; practically new residence with every convenience; 5 bedrooms, 2 baths, sleeping porch; garage etc.; rear stable; splendid surroundings. ROBERT J. NASH, 1214 Locust st. Branch office, Narberth Station. Phone Narberth 1710.

BARGAINS—House and lot, $2000; bungalow and lot, $2500; 7-room house, garage, $2300; 7-room house, garage, fruit, 1 acre, $5400. Box 26, Colmar Pa.

Business Properties and Stores

HIGHLAND PARK on West Chester pike, store, 19x80 ft.; 5-room house, stone, stucco, slate roof, hot-water heat; sacrifice. Highland Park Realty Co., Llanerch 582.

Building Lots, Factory Sites, Etc.

HIGHLAND PARK—Lot 50x125 ft., $750; corner lot, 50x150 ft., $1000. HIGHLAND PARK REALTY CO., Llanerch 582.

MAIN LINE

BEAUTIFUL country home adjoining golf links, 6½ acres, with brick house surrounded by old forest trees; 7 master chambers, 4 baths, servants' quarters, 2 lavatories; electricity, gas, garage, stable, chicken house, stream, a beautiful property $30,000. J. M. FRONEFIELD, Wayne, Pa.

BROOKLINE

NEW stone and stucco detached 9-room dwelling; modern throughout; 2 porches; lot 50x125; convenient to railroad; financed. Phone Llanerch 590 W.

MODERN brick bungalow, 6 rooms and tile bath, hot-water heat; lot 50x125 ft.; good location; reasonable price; immediate possession. Phone Llanerch 266 R.

COLLINGDALE

WITH 4 bedrooms, second floor and water heat; laundry; lot 20x120; brick home; nice location; 1 fare; $4400. SWOPE & SON, 516 Main st., Darby.

COLWYN

$8500—BRICK, sidepard home; good location; vacant; heater, bath, gas, etc. SWOPE & SON, 516 Main st., Darby, Pa.

DARBY

124 S. 5TH ST.—Now rented as butcher store; 10 rooms, excellent business location; easy terms. $2500.
SWOPE & SON, 516 Main st., Darby.

EXTRA FINE 7-room brick home; water heat; electricity; laundry; lot 25x130. $6200. SWOPE & SON, 516 Main st., Darby.

GLENOLDEN

ATTRACTIVE home, 6 rooms and bath, hot-water heat, electric lights, hardwood floors, laundry, tubs; only $1600 cash required; price $7000. R. H. ALLEN, Moore, Pa. Ridley Park 411 W.

PENNSYLVANIA—SUBURBAN

OVERBROOK
Pre-war price on a really fine house in Overbrook.
Second floor has five large rooms and two baths conveniently arranged en suite.
Third floor has four nice rooms and two baths. Nine rooms and four baths in all.
First floor has large living room, unusually good dining room, pantry, kitchen, laundry. Hardwood floors, white paint, electric light, gas, central-plant heat, modern piumbing.
Garage for two cars, with man's room and bath. Beautiful lot with heavy shade. Immediate possession.
W. GORDON SMITH
Overbrook
Telephone Overbrook 8700-01-02

NEW JERSEY—SEASHORE — NEW JERSEY—SEASHORE

IF YOU BUY IT OF ACKLEY IT'S A BARGAIN

100 VERY CHOICE LOTS

To Be Sold Without Reserve
AT AUCTION
MONDAY, AUGUST 29, 1921
BEGINNING AT 10 A. M.

At Wildwood Crest, N. J.

Closing Out the Interest of Baker Bros., Founders

The Cream of Location—Lots Suitable for Bungalows, Cottages, Apartment Houses, Hotels and Business
Never Again the Opportunity

DO NOT MISS THIS SALE

Buy Now at This Growing Resort; Liberal Terms; Sale Will Be Held in the Big Tent
In Front of the Wildwood Crest Pier—Get Map

JOHN A. ACKLEY, Auctioneer
Magnolia Ave. and Boardwalk, Wildwood, N. J.
'PHONE 605

PENNSYLVANIA—SUBURBAN

ELKINS PARK

NEW Colonial dwellings reduced in price; 10 rms., 2 baths, hot-water ht., hdwd. floors. McCORMICK & McCORMICK, Lincoln Bldg. or Elkins Park.

ATTRACTIVE 2½-story, single suburban home, large living room with fireplace, 7 other rms.; elegant location, $10,000. Wm. T. R. Roberts & Son, Glenside, Pa. Ogontz 682.

GLENSIDE

EXCEPTIONAL OPPORTUNITY, new single 7-room house; 3 large bedrooms, electric lights; bargain, $5300. Wm. T. R. Roberts & Son, Glenside. Phone Ogontz 682.

BEAUTIFUL corner property, Cromlal design, large living room, fireplace, 8 other rooms, select surroundings, $12,500. Wm. T. R. Roberts & Son, Glenside, Ogontz 682.

$7500—SINGLE dwelling; every convenience; 4 bedrooms on second floor; bargain. RENNINGER & RENNINGER, Glenside, Pa., opposite station.

$9000—OWNER will sacrifice fine half-stone single dwelling; large lot. RENNINGER & RENNINGER, Glenside, Pa.

HIGHLAND PARK

IMMED. Poss.—Modern hollow-tile-and-stucco dwelling, 8 rooms, inclosed porch; financed, $9000; for quick sale. George L. Barnes, 1201 Chestnut st. Walnut 4085.

HIGHLAND PARK—8-rm. rooms, bath, modern throughout; $7000; $1000 cash required. HIGHLAND PARK REALTY CO. Llanerch 582.

LAWNDALE

6420 RISING SUN AVE.—Individual brick house on lot 55x110; hot-water heat, electric lights; $9000. J. T. JACKSON CO., Boulevard Office. Phone Wyoming 0560.

MOYLAN

MOYLAN—12r. stone & frame; all convs; garage; 1 acre; at sta.; favorable price and terms to quick buyer. Chambers, phone 3695

NARBERTH

$12,500—Corner residence, Colonial plan; splendid location; every modern convenience and good-sized lot. ROBERT J. NASH, 1214 Locust st. Branch office, Narberth Station. Phone Narberth 1710.

NORTH WALES

N. WALES—18 mi. from Phila.; high and healthy; 3 sty.; brick; 12 r. & b.; h.-w. heat, elec., ¾ a.; conv. to train or trolley; $9500. Webb, 617 Widener Bldg. Loc. 1474.

OAKLAND

OWNER leaving city; 2-story stone-and-shingle semi-detached Colonial home; hardwood floors throughout; stone gar.; 10 rms., 2 baths, h.-w. heat, elec., screens and awnings; conv. to trolley and trains. Owner, 811 Empire Bldg. Walnut 1533.

OVERBROOK

$7300—SHADES and screens included; modern 2-story McClatchy-built house; 6 rooms and tile bath, with showers; open fireplace; hardwood floors throughout; warm garage; extra wide street; immediate possession; phone owner. Overbrook 4081 W.

RYDAL

STONE COLONIAL HOUSE
14 rooms, 3 baths, hot-water heat, electric light and gas, numerous open fireplaces, large closets; high elevation, commanding fine view; few minutes' walk to train or trolley; overlooking golf links.
HERKNESS & STETSON
LAND TITLE BLDG.

WAYNE

NEAR STATION, white clapboard house; large living room with fireplace, dining room, kitchen, 4 chambers, bath; hot-water heat; electricity; gas range; laundry tubs; lot 75x255; $9500.
J. M. FRONEFIELD, Wayne, Pa.

NEW JERSEY—SUBURBAN

DWELLINGS for sale from $850 up to $8500. Please communicate with L. R. LEDDON, Clayton, N. J.

NEW JERSEY—SUBURBAN

NEW, up-to-date bungalows, on large plots, ready for occupancy; easy terms; convenient from Phila.; 60 trains daily. Come see. WILLIAM L. MANLEY.
Phone 80 R-1. — Sewell, N. J.

Factories, Warehouses, Manufacturing Floors

MODERN factory, approximately 40,000 sq. ft.; suitable for shoe factory, clothing, textile or morocco tannery. Address Mr. Darling, care of J. Lee Patton, Lincoln Bldg.

LAUREL SPRINGS

HANDSOME TWO AND A HALF STORY dipped shingle dwelling; first floor, living room, dining room, kitchen, shed, pantry, open fireplace, combination fixtures, combination gas and coal range, hot-water heat; second floor, 3 bedrooms and sleeping porch; 1 room third floor, plastered; lot 80x240; $9800.
ROBERT F. RANKIN
Glen ave., Laurel Springs, N. J.

BEAUTIFUL SUBURBAN RESIDENCE—Three story Queen Anne type; 11 rooms, 4 bedrooms on second floor; 2 on third; all conveniences; hardwood floors; garage; chicken house; lot 80x200; fruit; berries; fine location; $7000.
ROBERT F. RANKIN
Glen ave., Laurel Springs, N. J.

NEW MODERN semi-bungalow; first floor, 2 bedrooms, living room, kitchen, shed, pantry; second floor, 3 bedrooms and bath; house with lot 50x150; $5000; house and 3 lots; $6000.
ROBERT F. RANKIN
Glen ave., Laurel Springs, N. J.

$5500—SEMI-BUNGALOW, 6 rooms, bath, laundry, gas electric; lot 100x150; plenty fruit, flowers, shrubbery; a complete little home in ideal location. P. O. Box 229, Laurel Springs, N. J.

LINDENWOLD

STORE with dwelling attached; will sell with stock and fixtures; all conveniences; lot 80x400; $4500. Reeves Title and Realty Co., 229 Market st. Camden. Phone 1162.

RIVERTON

BEAUTIFUL corner dwelling, opposite Riverton Country Club; lot 145x200 feet; 12 rooms and 2 baths; 2-car garage; excellent condition and nearly new; price $17,000 for quick sale; terms very attractive; I will finance. JOSEPH BECK TYLER, owner, Bell, Camden 18, or Riverton 414.

NEW JERSEY—SEASHORE

ATTRACTIVE cottage, corner Buffalo and Ventnor aves., Ventnor, for sale at a reasonable price. PEMBERTON ESTATES, 813 Harrison Bldg.

PENNSYLVANIA FARMS

SPLENDIDLY equipped farm; 170 acres rich, rolling land, between West Chester and Wilmington; half mile from pike; stone house on beautiful lawn; 15 rooms, 3 baths; hot-water heat; gas lights; stone farmer's house; 10 rooms, bath, heat; tenant house, 8 rooms, bath; 50-head stone cow barn with cement floors; milk house; steam boiler; horse barn; hog house; chicken house and all necessary outbuildings; running water at all buildings; commercial orchards, nearly 2000 trees. $40,000.
J. M. FRONEFIELD, Wayne, Pa.

40 ACRES, 2 stone houses, 4 miles this side of West Chester, 6 acres of watered pasture, 6 of woods, good springhouse; price only $7800; $500 cash required. CHAS. W. RUSSELL, 305 Real Estate Bldg.

NEW JERSEY FARMS

FARMS—BURL. CO. FARMS
Farms for sale near Moorestown, Mt. Holly, Columbus, Colestown, Masonville, Bordentown, Crosswicks, Florence, Rancocas and Burlington; list free.
ALBERT DRESSER, Burlington, N. J.

MONEY MAKING POULTRY PLANT — 800 head selected poultry; 6-room house; city improvements; modern poultry bldgs.; 3 acres beautiful lawn, shrubbery; lots fruit; 3 minutes' walk to trolley; 5 acres land; price $7500, part cash. Write for details, also our illustrated Farm Catalogue.
BRAY & MacGEORGE, Vineland, N. J.

DESIRABLE FARMS for sale, Clayton, N. J.—Five acres, stucco bungalow, conveniences; location fine; 40-acre farm, with buildings; $4500. 85-acre farm, with buildings; 32-acre farm, with buildings, and others.
L. R. LEDDON, Clayton, N. J.

REAL ESTATE—SALE OR RENT

Business Properties and Stores

PARKWAY AND ARCH ST.
1624 Arch—Large store and dwelling rear Broad St. Station; lot 22x150 to Cuthbert st.; owner will finance. Inquire
FRANK H. SCHRENK, 1218 Chestnut st.

Factories, Warehouses, Mfg. Floors

CAMDEN, N. J.—One-story daylight factory building, 6000 square feet; cement floors; situated on 2-acre plot; 10 minutes from Kaighn Ave. Ferry; has boiler house, boiler, pump, motors and office with desk, safe, etc.; can be rented, or, if sold, financed to excellent advantage to purchaser; owner, M 820, Ledger Office.

GERMANTOWN

GERMANTOWN
Restricted Section. Overlooking Wissahickon Valley. Two squares from trolley. All-stone house; unusual site; also houses at Gwynedd Valley and Main Line.
C. A. ZIEGLER
1309 LOCUST ST

CHESTNUT HILL

VERY DESIRABLE RESIDENCES
FURNISHED OR UNFURNISHED
JOSEPH M. JENNINGS CO.
CHESTNUT HILL, PHILA.
Chestnut Hill 1337, Chestnut Hill 2057

REAL ESTATE WANTED

AM SEEKING a pre-war-priced house in Philadelphia or suburbs; if you have a bargain under $4000, write me immediately, giving a good discription, price, size of lot, location and any other details. M 814, Ledger Office.

WHOLESALE HOUSE will lease 4 or 5 story modern building, central location, about 20,000 square feet; freight elevator and rear delivery entrance necessary. Write S. E. Kingsley, 41 N. 10th st.

SIX-ROOM strictly modern bungalow, detached, semi-detached or row houses; West Philadelphia or West Main Line suburb; references. B 702, Ledger Office.

WANTED, large house suitable for apartments, between 15th and 20th sts., Spring Garden to Girard ave.; not over $8000. J. EDW. LUTZ, 240 N. 17th st.

WANTED to purchase, mod. 3-sty. dwg., Frankford or Gtn.; no gar. B 710, Led. O.

Factories, Warehouses, Manufacturing Floors

WANTED a small plant for light mfg., about 7000 square feet; rent must be moderate. P. O. Box 1208, Phila.

LIST your properties with us. WILLIAM SADLER'S SONS, 1526 Columbia ave.

GERMANTOWN

WANTED, by lawyer—To rent on 1 or 2 year lease, with option to purchase, modern 2-story detached residence in Germantown, in residential district, with well-kept lands and shrubbery, bounded by Pulham, Germantown, Manheim and Wayne sts.; will pay $900 yearly rent in advance; best of references; library room and open fireplace on first floor. Address Charles N. Harmon, care of Lock Box, Germantown, Pa.

REAL ESTATE FOR RENT

CITY

2025 DELANCEY ST.
FOUR-STORY RESIDENCE, 13 ROOMS
2 BATHROOMS
C. F. Simon, 112 S. 16th St.

NEW 2-story building, 2025 Sansom st.; 100 feet deep; 2 street fronts; hot-water heat, electric light, etc.
MAHONEY & DILLON
908 Flanders Bldg.

1364-66 HARRISON ST., opposite Frankford High School; modern 2-story house; open for inspection all day Sunday. GEORGE B. LIEBERMAN, Colonial Trust Bldg. Locust 4294.

3144 N. BROAD, at Allegheny ave.—Brownstone dwelling, 12 rooms, 2 baths; rent $1400 month; leading house prohibited. Chester Rentzel, 1421 Chestnut st.

1513 POPLAR ST., 18r., 2 baths, side yard. 1522 Girard ave., 11 rooms, 2 baths. 2357 N. Park ave., 12 rooms, porch front. RAYMOND M. PARKER, 17th and Wallace.

CORNER store (S. E.), 21st and Market; also 5 S. 21st st. included; apartments.

2215 GREEN ST.; 10 rooms..... $150
2611 Catharine st.; 4 rooms..... 14
1515 FAIRMOUNT AVE.—Twelve r., 2 b.; newly papered and painted; open.
1309 COLUMBIA AVE.—Entire dwg. part, 10 rms.; $60; poss. Biddle, 1309 Columbia.

Garages

TWO-STORY brick garage or shop, corner Elkhart and Coral sts.; rent $35 per month. W. L. O'NEILL, 3019 Frankford ave.

Business Properties and Stores

FOR RENT
FLOOR SPACE IN MODERN FIRE-PROOF BUILDING
128-140 North Broad Street
2400-14 Market Street
232 North Juniper Street
Suitable for offices, stores, light manufacturing, merchandise distribution and storage.
Large areas on one floor mean efficiency and economical operation.
GEORGE E. OLLER
140 N. BROAD ST.

GOOD BUSINESS LOCATION
in neighborhood of 17th and Sansom sts.; first floor; two streets; suitable for optician, hairdressing parlor or ladies' tailor; possession October 1.
JAMES D. WINCHELL
17TH AND SANSOM

1308 ACTON ST.—No better location in city; best business section, wholesale or retail; between Pennsylvania and Reading stations. J. H. CHRIST, 1308 Arch.

THREE UPPER FLOORS and basement, about 3000 feet; light all sides, will alter and install elevator. N. W. cor. 13th and Vine. Apply 304 Walnut st.

DESIRABLE showroom, with office, stockroom and repair shop, on W. Market st.; reduced rental. Phone Locust 1915.

818 WINTER ST.—Three-story building, 18x55; good light; rent $45 per month.
MYERS & HARTH, Ridge ave. and 10th.

Factories, Warehouses, Manufacturing Floors

266-70 S. AMERICAN ST.
Sixth floor and basement, about 4000 sq. ft. each; exceptional daylight; large electric elevator in modern fire tower; immediate possession; reasonable.
Apply to 600
SYLVESTER S. GARRETT
Both phones — 259 S. 34 st.

1228-30 RACE STREET
3-story manufacturing building, with elevator and driveway; good light; possession.
RENT—Store, 602 N. 19th st.; will alter; $100. Geo. L. Parker, 1735 Fairmount ave.
RENT—Store, 1725 Fairmount ave.; $30; suitable any business; open.
WILL ERECT building, 30,000 to 100,000 square feet. DIETERICH, 737 Walnut st.

REAL ESTATE FOR RENT

CITY

Factories, Warehouses, Mfg. Floors

Floors!
Stores!
Warehouses!
Factory Buildings!
WE HAVE ALL CLASSES OF BUSINESS PROPERTY; WE CAN LEASE YOU SPACE FROM 1000 SQUARE FEET TO 100,000 SQUARE FEET; WE WANT YOUR BUSINESS AND GIVE YOU 100 PER CENT SERVICE IN RETURN; IT WILL SAVE YOU TIME AND MONEY IF YOU WILL LET US KNOW JUST WHAT YOU REQUIRE.
TELEPHONE OR WRITE
Barber, Hartman & Co.
1201 CHESTNUT ST.
RITTENHOUSE 2734 — RACE 4031

FACTORIES, warehouses and mfg. floors only. A. B. Fraser, 21 S. 12th. Both phones.

OFFICES, BUSINESS ROOMS, ETC.

RENT—TWO OFFICES
EMPIRE BUILDING
N. E. Cor. 13th and Walnut sts.
HEYMANN & BRO.
WIDENER BLDG.
LOCUST 5625 — RACE 6324

CENTRAL OFFICES
BUSINESS OR PROFESSIONAL AT
1504 LOCUST ST.
RENTAL ATTRACTIVE

SHUBERT OFFICE BUILDING
250 S. BROAD
Ideal Location for Real Estate Brokers. Inquire
BERNHEIMER & SUNDHEIM
Telephone Locust 5017. Race 5179.

242 N. 17TH ST.—First floor, modern office, 5 bulk windows.

250-252 N. 17th st.—First floor, modern office, 2 large bulk windows.
J. EDWARD LUTZ, 240 N. 17th st.

SEVERAL desirable business offices, suitable for lawyers and doctors.
JAMES D. WINCHELL
17TH AND SANSOM STS.

PHYSICIAN'S office, furnished, opposite St. Agnes' Hospital, Broad st.; heat and light. B 705, Ledger Office.

WANTED—To sub-let furnished private office and waiting room.