

REAL ESTATE FOR SALE CITY. At Auction. Wed. Sep. 27, 1922 at 12 M. at 1519-21 Chestnut St. Fall Particulars at Auctioneers. This Property Nos. 18-20 Spruce St. and Rear 107-13 Delancey St. 82-87 So. Ft. of Floor Space. Samuel T. Freeman & Co. Auctioneers.

NOW BEING BUILT. Another Row of the New Low-Priced Homes in HUNTING PARK SECTION. 600 Block Bristol Street. Six rooms and a modern bath, large porch, refrigerator, shed, laundry, hot-water heat, electricity, gas kitchen, mahogany-and-white finish. Plenty of closet room and garage privilege. Only a small initial payment is required, and the carrying charges are \$5.00 per month. Near schools and churches. SAMPLE HOUSE 4239 N. MARSHALL ST. Take Route 47 or 50 to Hunting Park Avenue. FRANCIS B. J. BRANAGAN BUILDER OF HOMES.

VALUABLE BUSINESS PROPERTY (Nos. 1102-4-6 Germantown Ave.) Cor. 2nd and Germantown Ave. AT AUCTION. Wednesday, September 27, 1922, at 12 M. AT OUR REAL ESTATE SALESROOMS, 1519-21 CHESTNUT ST., PHILA. FULL PARTICULARS AT AUCTION STORE. SAMUEL T. FREEMAN & CO., Auctioneers.

DESIRABLE FACTORY PROPERTY. LOT 328 FT. ON HANCOCK AND PALETHORP STREETS. 109 FT. ON SOMERSET STREET. Now Occupied by Smith & Furber Machine Co. 3- AND 4-STORY BUILDINGS. APPROXIMATE FLOOR SPACE 90,000 SQUARE FEET. HAS SPRINKLER SYSTEM, ELECTRIC POWER, BOILERS FOR HEATING, 3 ELEVATORS, LARGE GARAGE. POSSESSION JANUARY 1ST, 1923. FOR FULL PARTICULARS APPLY TO HARRY S. KAESTNER 4227 LANCASTER AVE. Bell and Keystone Phones. or E. S. TOMLINSON, Jr. LINCOLN BUILDING Bell and Keystone Phones.

Stores and Dwellings. 600 Block Bristol Street. LARGEST STORES AND DWELLINGS WITH 4 BEDROOMS; NOW IN COURSE OF CONSTRUCTION. CAN BE CHANGED TO SUIT PURCHASER WITHOUT ANY ADDITIONAL CHARGE. GARAGE PRIVILEGES. SMALL AMOUNT OF CASH REQUIRED. CAN BE FINANCED. FRANCIS B. J. BRANAGAN BUILDER OF HOMES.

WEST PHILADELPHIA \$8500. WILLOWS AVENUE. Between 58th St. and Cobbs Creek Boulevard. Three-story porch front dwellings, with six bed chambers, parlor, dining-room, kitchen, laundry, hardwood floors, electric light and gas, modern plumbing, good hot-air heating system; newly painted and papered. In the center of a most attractive neighborhood, with schools, churches, stores, Park and Parkway, tennis club, etc., a charming community center. For sale on easy terms and without unnecessary expenses in financing. C. PEMBERTON, Jr., Owner Harrison Bldg., 4 S. 15th Street.

OVERBROOK HOMES \$5000 to \$25,000. Will Finance to Suit Purchaser. EDWARD M. MOLL LANSDOWNE AVE. BLDG. 63D ST. BELMONT 8070 OPEN EVENINGS. Business Properties and Stores. WEST PHILA. Newest Business Development. New stores and apartments. Opportunity for meats, fruit and produce, millinery, shoe, confectionery and tailor. Only 2 left. 1 corner. WM. M. KNATZ, INC. 607H AND IRVING STS. BIRMGROVE 1710 WEST 192D. STORES Just finished in wonderful location south side of Lebanon Ave. west of 8th St. MOORE & TAYLOR, Builders and Owners 85th and Middletown streets.

GERMANTOWN. Something New—\$6500. Insect treated new home with garage. Take 40 or 52 trolley to Wilson St. (formerly Stanton Ave.), walk 1/2 square north to West option. Agent on premises. Near Center of Germantown. Two-story porch-front dwelling, 6 rooms and bath; hot-water heat and electricity, hardwood floors. Located 115 N. Tulpehocken. Price \$6500. Excellent condition. Your Rent Problem Solved by owning this splendid modern detached home. A small cash payment secures this attractive home. Attractive terms. Contains 6 rooms, 2 baths, sleeping porch, garage. A hot-water heat and electric light. Possession located on west side near Pennsylvania Railroad. Near Upsal. Brand-new three-story twin dwellings with hot-water heat and electricity, hardwood floors, hot-water heat, gas and electricity, hardwood floors, modern plumbing, etc. Price \$14,500. Cresheim Road. Detached house—last one remaining out of 18. Lot 45x125. Contains 10 rooms and 2 baths. Hot-water heat, gas and electricity, hardwood floors, modern plumbing, etc. Price \$18,500. Excellent value. Detached \$8750. Lot 30x115. Center hall type; 10 rooms and 2 baths; hot-water heat, hardwood floors throughout, bargain. Three-family Bargain. 10 rooms, 2 baths; hot-water heat, electricity. Price only \$4000; 3d floor ready for occupancy. 1450 So. Germantown, \$80; 1st floor vacant. Examines at 1150 Locust. All-stone With Garage. Two beautiful stone homes. Lot 40x140; ideal location; near Lincoln Drive and Upsal Station. Compact 10 rooms, 2 baths, modern construction. Two under course of construction. Pelham Road. Brand-new colonial-style home, 5 bedrooms and 2 baths, containing all modern features, hot-water heat and central station. Last one left. Operation. Act quickly. Price \$11,500. Smith, Dalgleish & Russ. 5601 GERMANTOWN AVE. GERMANTOWN 0649.

IN GERMANTOWN. 404 Manheim Street. Attractive corner property, opposite Germantown Cricket Club, 3 street frontages; stone residence, 12 rooms, 2 baths; large stable and garage; lot 115x165; old shade, shrubbery. West Side. A semi-detached house for \$11,500 with lot 20x125; one block from Wayne Avenue and 2 blocks from Chestnut Ave. Station. Penna. Road. Chestnut Hill. Attractive semi-detached house, 6 bedrooms, 2 baths; hot-water heat, electric light; \$9750.00. Church Lane. All stone, semi-detached residence with garage privilege; 5 bedrooms, 2 baths; hot-water heat, electric light. Washington Lane & McCallum Street. New Colonial houses, 2 1/2 story, with 3 bedrooms, 2 baths; every modern convenience.

CLYDOND PRIESTMAN GERMANTOWN. 5607 GTH. AVE. Tel. Gtn. 6410. Member Phila. Real Estate Board.

Sedgwick. THE MOST DESIRABLE residential section. New detached and semi-detached stone dwellings, with 12 and 14 rooms, 2 and 3 baths, hot-water heat, electric, parlor, dining room, breakfast room, enclosed and heated, garage and two car garages. These houses have been constructed with the thought of furnishing you with a home that will give you the most complete convenience to everything. May we show you these properties on Ardmore St. north of Great Mt. Pleasant Ave. They are just one square from the Red Bank station. Chestnut Hill, Pa. & N. Sedgwick Farms Co. 7014 Boyer St. Gtn. 5566—Phone—Gtn. 9748.

GERMANTOWN. 300 BERKLEY STREET. MORRIS STREET. TWO CORNER HOMES. One can be altered to provide store; excellent location for meat, fruit, provisions or dry goods. These homes have 6 rooms and bath, included heat and garage. Exceptional value. NEAR 48th and Baltimore ave.—Three-story semi-detached residence; hot-water heat, electricity; rooms throughout; A-1 condition; owner leaving city; price \$12,000.00. CORNER 8-story semi-det. residence; garage possibilities; steam heat, electric light, hot-water heat, etc. 3 baths; also apartment possible; monthly rent \$100.00. HERMON ANDERSON 49th and 50th Sts. GERMANTOWN. 69TH ST. SECTION — Marlborough road; stone, 6 rooms and bath; hardwood floors; hot-water heat, etc. W. M. HAWTHORNE, 69th St., Theatre Bldg. Lansdowne 2621.

Germantown Realty. S. W. Cor. Greene & Walnut Lane—Detached stone residence; 6 chambers, 2 baths. Lot 104x180. This property is conveniently located in one of the finest sections of Germantown. For prompt sale will be sold below market value. Attractive terms. Residential restrictions. West side McCallum St., north Mt. Pleasant ave., substantial stone residence, 6 bedrooms, 3 baths, 3 sleeping porches; 2-car garage; modern and up to date. Price \$28,000. 327 High street, west of 20th; attractive semi-detached residence, convenient location; 3 rooms, bath. Property in excellent condition. Will sell completely furnished or unfurnished. North side Carpenter Lane, east of Wissahickon Ave., new detached Dutch Colonial residence, substantial construction; residential restrictions; 4 bedrooms, 2 baths, modern and up to date in detail throughout. Garage. Lot 62x125. Price \$29,500. B. B. Lister & Son. 6612 Gtn. Ave. Gtn. 6991.

WM. H. W. QUICK & BRO., INC. 8 SOUTH 40TH STREET. OFFER THE FOLLOWING PROPERTIES FOR YOUR CONSIDERATION. 6 S. 43D ST. 3 story, semi-detached, 10 rooms and bath, elec. light, new, and surface cars. 4632 LARCHWOOD AVE. Exclusive neighborhood; modern appointments; 10 rooms and 2 baths. Price \$25,000. 42D AND WALNUT STS. Modernized 3-story semi-detached home, 10 rooms and 2 baths, hot-water heat and elec. light. Only \$12,500. 3908 BALTIMORE AVE. 2-story detached property, Lot 50x100, extending to Woodland ave., having a frontage of 33 feet on two main streets. This has great possibilities. Investigate. 739 N. 63D ST. Attractive stone front residence on 100 foot wide boulevard, 6 rooms, including breakfast room on 2d floor, 4 rooms and bath on 3d floor; 2 rooms and bath on 4d floor; modern appointments. 701 N. 63D ST. Detached corner stone residence and 2-car garage, especially adapted for professional man, having 4 rooms, bath and toilet on basement floor, which is at street level; cellar in basement. In addition, contains 10 rooms and 2 baths. Unusual construction and finish; many unique features, such as cedar-lined closets, vacuum cleaning system, etc. If in the market for a high-class proposition at a fair price investigate this. 4629 OSAGE AVE. One of Seigel's latest semi-detached residences. Highly restricted section. Contains 10 rooms, 2 baths, garage and sun parlor. Many extras are included. This home is a distinctive one in every respect. 4435 BALTIMORE AVE. Large 2-story modern corner property, available for doctor or dentist. WE SOLICIT YOUR LISTINGS NOW FOR THE FALL MARKET. Established January 1, 1887. Member of Philadelphia Real Estate Board.

OUR "COTTAGE TYPE HOMES" ARE EQUIPPED WITH CENTRAL PLANT HEAT. A feature that eliminates dirt and dust, removal of ashes; easily controlled under most severe tests and proven to cost less than ordinary coal bill. COLUMBIA AVE. North Side. At Wynnewood Road. Pass North on 63d St. to Lebanon Ave. for One Fare. Walk West One Block. 22 More "Cottages" Now Being Built for Fall Delivery, Several Having Been Sold Direct From Plans. PRICES—\$9500 - \$9900. It will be well worth your while to inspect our Sample House (of a similar type), directly opposite, at 6350 Columbia avenue. MARTIN McWILLIAMS 539 South 52d St. WOODLAND 7308. J. A. MELONEY BUILDER, ON PREMISES.

ORR'S TACONY HOMES. PRINCETON AVE. W. OF TORRESDALE. Semi-detached, porch front, 7 rooms and modern bath, all improvements, hot-water heat, large lot. Phone for appointment. Ken. 9690. HARRY E. THOMSON AGENT 2521 FRANKFORD AVE.

OLNEY. OLNEY AVE. AND 11TH ST. New modern attractive 6-room, bath and garage; hardwood floors throughout; tile bath; 2 minutes Tabor station; 40 minutes daily; accessible, free, lines; see sample house; only \$8500. HERBERT HOPE 5904 N. Broad St. WYOMING 4537.

WE ARE OFFERING for sale in the most desirable section of Chestnut Hill a very attractive detached dwelling with about 1 1/2 acres of ground; includes Fairmount Park; has beautiful lawns, fine oil shade, shrubbery, etc. First floor, hall living room, dining room, lavatory, pantry, kitchen, servants' dining room and laundry. Second floor, 4 bedrooms, 2 bathrooms, large sleeping porch, 2 servants' rooms and bath. Third floor, 1 large bedroom, 1 bathroom, attic and 1 servants' bedroom. Hot-water heat, electricity and gas. Stone garage, with room for 1 large and 1 small car. Price \$60,000. JOS. M. JENNINGS COMPANY CHESTNUT HILL, PA. AND 223 LAND TITLE BLDG. Chestnut Hill 1537, Chestnut Hill 2507.

Merchants - Investors FOR SALE. 5 STORES AND 5-ROOM APARTMENTS on Garrett Road. Large lot, frontage on two streets, in best business block in 69th St. section, well financed. NEW APARTMENTS containing 4 separate apartments, total rental approximately \$450 monthly. 1/2 square to terminal. An unexcelled investment. STORE AND APARTMENT on West Chester Road will be completed to suit purchaser. Bargain if purchased before completion. VACANT GROUND for business or dwellings in 69th Street Section and all adjacent suburban localities. W. M. HAWTHORNE 69th St. Theatre Bldg. Lansdowne 2051.

The New Moss-Built Homes In Germantown. Are selling as rapidly as they are completed; the building situation presents itself that homes will be higher, especially on a wide and main avenue as Crittenden Street. Bet. PRICE and HAINES STREETS. Six rooms and tile bath with shower, large pedestal washstand, twin cement porches, hardwood floors, hot-water heat, real open fireplace, basement laundry, large lots, 16 ft. 2 in. wide by 80 ft. deep. These homes cannot be duplicated at this price. Why miss this opportunity. \$5500. Take trolley on York Road or Germantown Avenue, pass over Crittenden Avenue to Stanton Avenue. Sample House, 5802 Crittenden Street, one block north. J. Harker Chadwick 2123 Land Title Bldg. Phone, Spruce 0397.

GERMANTOWN \$12,000—CARPENTER'S WOODS. All stone semi-detached. Separate stone garage; 4 large bedrooms; 2 1/2 baths; 2 1/2 car garage; hot-water heat, elec. light, etc. Lot 35 wide. House 24' x 47'. \$6700. Two story white stucco bungalow type. 6 rooms, 2 baths, hot-water heat, elec. light, etc. All modern improvements. Convenient to schools, stores, trolley and trolley. \$5600. Two story, twin porches, 4 bedrooms and bath, electric light, hot-water heat, etc. offering of this new operating. CARSON BROTHERS 5601 Germantown Ave. Germantown 0750.

A NEW DEPARTURE Crawford Duplex Homes 12TH STREET AND OLNEY AVENUE EACH HOME ACCOMMODATES Two Families. Living room, dining room, breakfast nook, kitchen, bedrooms, tile bath with shower for each apartment. A maximum of living accommodations at the lowest expense. You can rent one section and the income will pay all expenses in connection with the entire building. Garage for Two Cars. A Few of the Apartments are for Rent at \$85 per Month. Excellent transportation. All trolleys running north to Olney Avenue will transfer direct to Tabor Station on Philadelphia and Reading Highway within three blocks. Sample House Ready for Inspection DANIEL CRAWFORD, Jr., Builder.

Attractive Suburban Homes. ALONG THE PENNA. MAIN LINE AND BALA-CYNWYD. WYNNWOOD. Stone-and-stucco residence near station; center hall arrangement; 6 bedrooms, 2 1/2 baths; hot-water heat, electric light, all modern; large lot. MERION. All-stone residence, 2 1/2 car garage with man's room and bath; spacious living room, etc.; 4 bedrooms, 2 1/2 baths, sleeping porch on 2d floor; 2 bedrooms, bath and 2 servants' rooms and bath on 3d floor; vapor electric light; about 1 acre of ground. Immediate possession. ARDMORE. North side section, second-story residence; center hall type; 3 bedrooms, sleeping porch, bath and electric light; hot-water heat, electric light; garage; large lot. ST. DAVIDS. Attractive residence with spacious porch, exceeding well arranged 1st and 2d floors; 5 chambers and bath for family use, in addition to servants' quarters; central-plant heat, electric light; lot 10x225. Beautifully planted. Price \$18,000. BRYN MAWR. Modern stone residence and 2-car garage, well situated on 1 1/2 acres of ground; well-arranged 1st floor plan; 4 bedrooms, 2 1/2 baths on 2d floor; hot-water heat, electric light, combination stable and garage; an excellent purchase with early possession. NARBERTH. An exceptionally well-planned hollow-tile residence; excellent planted grounds; shrubbery and shade trees; 5 bedrooms, 2 1/2 baths; all modern. Early possession. Price \$14,500. BALA. All-stone residence on corner lot about 1 acre ground, old shade; house containing a well-arranged 1st floor plan; 4 bedrooms, 2 1/2 baths on 2d floor; hot-water heat, electric light, combination stable and garage; an excellent purchase with early possession. BUILDING SITES. We are offering many desirable building sites along the Main Line, 50 ft. lots up to 2 or more acres. Fully improved, ready for building. Samuel C. Wagner, Jr. COMMERCIAL TRUST BUILDING LOCUST 2871.

MAIN LINE HOMES. OVERBROOK. Southern Colonial home erected upon well planted grounds, 3 minutes from station; contains 7 bed chambers, one sleeping porch and three baths; center hall, white and mahogany paint. Immediate possession. MERION. Detached, center hall, containing 3 bed chambers, 2 baths, sleeping porch, hot-water heat, electric light, etc. Price \$22,000. NARBERTH. Detached, Dutch Colonial, 3 bed chambers, 2 1/2 baths, sleeping porch, hot-water heat, electric light, within 3 minutes' walk from station. Price \$12,500. Small amount of cash required. FOR RENT. Detached corner dwelling, 4 bed chambers, 1 bath, large lawn, fine location; possession October 1. Apartment consisting of 3 large rooms and bath, including garage privilege; central plant heat, hot-water heat, electric light; convenient to train and trolley. GALLAGHER & KELLY 2017 N. 63rd Street. Overbrook 1618.

Oak Lane and Vicinity. THE prettiest suburbs in the country are those of Oak Lane, Melrose and Elkins Park—yes, and the homes there measure up to their surroundings. We have the choicest list of Homes and Home Sites along the Phila. & Reading R. R. J. Jackson & Co. REALTORS. Oak Lane—Opposite Station. Phone 1 Oak Lane 2250. WYNNFIELD 1888 W.

ROXBOROUGH. Detached property, conveniently located and well constructed, containing 10 rooms, bath and garage; space established shade and shrubbery; lot 105x145 with 2 street frontages; house easily altered for apartments; home improvements in detail; price \$11,500. Wm H. Wilson & Co. 1617 WALNUT ST.

OLD YORK ROAD. Stone house, containing 12 rooms, 7 bedrooms, 2 1/2 baths; all modern conveniences; large lot and shade; small greenhouses; garage; 1 1/2 car garage. HERKNES & STETSON LAND TITLE BLDG.

Suburban Building Lots OLD YORK ROAD. 100x100; DESIRABLE LOCATION. Attractive Price. HERKNES & STETSON LAND TITLE BLDG.

ELKINS PARK. We have 2 of the quantities of land, front view of old York road, on a fine location, 100x100 ft. street available for purchase at a low price. If you are interested, you should see this property. No law estate. Homes are all large, with central plant throughout throughout. Have a car and novel features. We would like to show you some lots. J. Jackson & Co. REALTORS. OAK LANE, OPP. STATION. Call Oak Lane 2250.

WYNNEFIELD. OWNER LEAVING TOWN—MUST ACT QUICKLY! HOME 1 YEAR OLD GARAGE AND ALL MODERN IMPROVEMENTS. Realty & Insurance Exchange Drexel Bldg. Lombard 5480.