GRIFFITH MANOR

(35 Minutes from City Hall)

The Oldest Title Company in the World (The Real Estate Title Insurance and Trust Co.) insures your title FREE OF CHARGE.

145 HOME SITES

(35 Minutes from City Hall)

CASTOR AVE. AND RHAWN ST. (35th Ward)

to be sold

At Absolute Public Sale

Saturday, Nov. 4, 1922, at 2 P.M.

In the Big Tent on the Premises
(Rain or Shine)

HOW TO REACH GRIFFITH MANOR

BY AUTOMOBILE — (1) The Roosevelt Boulevard to Oxford Circle, thence North on Castor Ave. (new High-Speed Trolley Line) to Rhawn St. (2) The Roosevelt Boulevard to Rhawn St., over Rhawn St. to Castor Ave. (3) Bustleton Pike to Rhawn St., over Rhawn St. to Castor Ave. (4) Cottman St. to Castor Ave., up Castor Ave. to Rhawn St. (5) Rising Sun Ave. to Rhawn St., over Rhawn St. to Castor Ave. (6) Rising Sun Ave. to Cottman St., over Cottman St. to Castor Ave. to Rhawn St.
Marvelous access ibility over good roads from all four points of the compass.
BY TROLLEY — Free transfers from the Frankford Elevated to the new "Frankford - Bustleton" High-Speed Line DIRECT TO THE PROPERTY.
ONE FARE ON THE ELEVATED FROM 69TH AND MARKET STS. TO RHAWN ST. (GRIFFITH MANOR).

Follow the Red Arrow

Send for book map giving you full particulars
—examine the lots—
AND ATTEND THE SALE

Free Title Insurance Policy

Follow the Red Arrow

WHAT IMPROVED TRANSPORTATION FACILITIES DID TO THE WEST PHILADELPHIA WARDS, THEY WILL DO TO THE 35TH WARD

Follow the Red Arrow to GRIFFITH MANOR
(35 minutes from City Hall)

The streets as shown in the book map will all be dedicated to the City of Philadelphia. City water now at Castor Avenue and Rhawn Street. Beneficial restrictions, covering the entire tract, protect your lot from undesirable use or occupancy of the adjoining lots.

EASY TERMS

10% deposit together with Auctioneer's fee of $15 per lot to be paid at time of sale; 20% in 30 days; balance in 3 years.
Detailed terms of sale on application to the Agent or Auctioneer.

OLNEY REALTY CO.
5519 N. 5TH ST., PHILADELPHIA
AGENT FOR OWNER

SAMUEL T. FREEMAN & CO.
1519-21 Chestnut St.

AUCTIONEERS
Philadelphia

CRAWFORD Homes

12th St. & Olney Ave.
Each Home Accommodates Two Families
Every modern convenience.
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 $75 and $85 per Month
Excellent transportation. All trolleys running north to Olney avenue will transfer direct; or Tabor Station on Phila. and Reading Railway within three blocks.
Sample House Ready for Inspection
Daniel Crawford, Jr.
Builder

ARDMORE
An old stone house and about three acres of ground near railway. House contains 8 rooms. One of the few chances left to remodel an old homestead.
A. D. WARNOCK
112 S. 13TH ST.

1825 De Lancey Place
Modern residence, containing 12 rooms, 2 baths, 3 chambers, electricity, hot-water heat; best residential section; can be seen by appointment only
HIRST & McMULLIN
WEST END TRUST BLDG

13-15-17 S. 18th Street
Just remodeled. See rent column for picture.
1531 Locust Street
Clear floors, steam heat, electric light, exceptionally well financed.
402-6-8-10 S. Broad St.
Rapidly increasing in value. Properties contain 50 rooms and 8 baths, 80 ft. front.
J. CUTLER FULLER
14 S. 18TH ST.

1810-1812 Spg. Garden St.
Extending to Buttonwood st. 62x297
Two 4-story brownstone-front dwellings containing 42 rooms; modern heating; possession; excellent location and properties for some wholesale business, especially along the line of electric fixture display, automobile salesroom or apartments.
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

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254 S. TENTH ST.
EXTENDING TO ALDER STREET
Four-story dwelling; very central; 2 fronts
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

HOMES OF MERIT
South Side of Fisher's Ave., East of 10th St.
BUILT BY
HENRY P. SCHNEIDER
COMPLETELY MODERN IN EVERY DETAIL
FOR PARTICULARS CONSULT
LEHMAN & SNYDER
YORK RD. & ERIE AVE. TIOGA 9233

2141 LOCUST ST.
Four-story modern residence, 14 rooms, 2 baths; possession; offer requested.
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

804-806-808 Sansom St.
74x95
A 5-story brick modern manufacturing building; steam heat, 2 electric elevators; fine property for wholesale jeweler or shirtwaist manufacturing.
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

Investment Properties
Showing a Net Return of 20% TO 35
For Information Consult
MORRIS A. SARSHIK
1203 Pennsylvania Bldg.
LOCUST 7730-7731

321-323 N. Front St.
EXTENDING TO WATER ST
Four and 5 story business property in the heart of the produce section, elevator; 2 minutes from the new Delaware River Bridge; offer requested.
Mastbaum Bros. & Fleisher
1424 S. PENN SQUARE

SOUTH BROAD STREET
2017—3 story, 12 rooms with 2 baths, elec., hot-water heat; lot 20x150 to Watts st. $23,000.
1626—3 story, 12 rooms with 2 baths, elec., hot-water heat; lot 17x82. $15,000.
1814—3 story, 10 rooms with bath, hot-air heat, elec.; lot 18x84; $14,000.
2126—3 story, stone porch, 13 rooms with 2 baths, elec., hot-water heat; vacant; $13,500.
WILLIAM C. HEYDE
S. E. COR. 15TH & SNYDER AVE

$4700 "Simon-Bilt" $4700
SUNSHINE HOMES
S. 28th St., Reed St. to Dickinson St.—Only 10 Left
Six rooms and bath, hot water heat, electric, hardwood floors, laundry in basement, porch front. Agent on premises.
BURTON C. SIMON
20TH AND PASSYUNK AVE

2024-26 SANSOM ST.
1928 SANSOM ST.
334 SOUTH 16TH ST.
Paul H. Stull, Morris Bldg. Spruce 1621.

PERSONALS

DIAMONDS BOUGHT AND PAWN TICKETS FOR DIAMONDS. KELLY & CO., 932 Chestnut st. Suite 222, second floor, over Childs' Rest.

MANUSCRIPTS and scenarios revised by professional writer; criticism $1; revision and correction according to length of work required. P. O. Box 216.

CHILDREN of Therese Hausermeister please communicate with Mrs. Stretton (nee Hodgson), 101 Gloucester terrace, London, W. 2, England.

FALL and winter suits made to order, $35-$40, equal values of $60-$75. Janofskey, 1226 Girard ave.

DR. MASER'S cooperative system of dentistry offers expert dental work at lowest cost. Full details, $15. S. 5th st. Lom. 4212.

TALKING machines, records and repairing. Hightower, 154 W. Girard ave.

HOTEL, baker, sheet-metal work; supplies all kinds. Mkt. 1723. Belgar, 903 N. 2d.

AMERICAN Table Co., manuf. of breakfast sets; paint'g & decor. spec. 1218 N. 5th st.

BUSINESS OPPORTUNITIES

STORE AND DWELLING
On State highway, 21 miles City Hall, frame building in best of condition; heat, city gas; a good business proposition; only $5000 for real estate, stock and fixtures.
J. CARROLL, MOLLOY, Pineville, Pa.
Doylestown office at 22 E. Court st.

FOR LEASE on royalty, sand pit on private siding; will lease at rate of 10c per net ton; siding will hold 2 cars at present; can be extended 400 feet if necessary. Apply GEORGE SAUNDERS, Bellmawr, N. J.
P. O. address, Mt. Ephraim, N. J.

STOCK AND BOND BROKERS to handle a $10,000 bond issue of a going manufacturing concern; very interesting proposition. Write 34 Ledger Branch, 1417 South st.

QUARTERED OAK TABLE, 90x46 inches, top desk 36x20 in., 1 chair for desk and 4 others. Walnut 3123.

FOR SALE—An electric shoe repairing shop, machinery and fixtures; cheap rent; good lease. Apply 511 Poplar st.

OVERBROOK section; corner basement store; brand new; cheap. TREXLER, 5035 Lebanon ave. Belmont 6004.

Spring Garden Street
AND OTHER PROPERTIES
David T. Nevin
529 N. 20th St.

WHY
pay rent when you can own your home at less expense than rent? Cheerful, cozy, porch-front homes with 5 rooms and bath at a very reasonable price—$3200; financed; convenient locality. Call today at sample house.
235 E. INDIANA AVE.
H. E. SMITH, 800 W. ERIE AVE.

INDUSTRIAL REAL ESTATE

1. 3-story factory building, containing over 10,000 sq. ft.; steam heat, electric lights, steam and electric power. Garage and sheds. Yard space. Possession. Bargain.
2. 3-story and basement; 35,000 sq. ft.; steam heat, electric lights, sprinkled. Complete power plant. Garage, sheds, yard space. 3 street fronts. Splendid condition. Possession. Must be sold.
3. 2 story and basement; 80,000 sq. ft.; steam heat, electric lights, sprinkled, high ceilings. 3 street fronts. Complete power plant. Penna. siding. Large yard. Everything in splendid condition. Unusual bargain.
4. One-story building. Modern, new, containing 15,000 sq. ft., with steam heat, electric lights, electric power, on a lot containing 40,000 sq. ft., allowing ample room for further development. Possession.
5. Near 21st and Market. One of the largest central blocks in the city. Wonderful site for a big proposition. The price is much less than it will probably be worth a few years hence.
6. Delaware River front. Very large proposition with Penna. & Reading Railroads, 2 piers and unusually large bulkhead area. Close to Market street.
7. Large plot of ground in Frankford, situate directly alongside one of the principal stations of the Frankford "L."
8. Factory site. 40,000 sq. ft.; Sedgley and Ridge avenue. New York Division Penna. R. R. Price, $60,000.
9. Factory building for rent. One and two story, containing 35,000 sq. ft., with large lot enclosed. Splendid executive offices. Very low rental.
10. Factory floor for rent; 10,000 sq. ft., with power, steam heat, electric lights, sprinkled, excellent light. Low insurance.
11. 2nd floor, rent, West Phila.; modern, new, daylight building; 13,000 sq. ft.; steam heat, electric lights, high ceiling, 6000-lb. elevator. Loading platform under cover. Very low rent.

TO OWNERS OF FACTORIES:

Have you a building for sale that is adaptable for any of the following:

Candy Manufacturer will buy building containing 35,000 sq. ft. or more. Must have more than one floor. Possession anytime within one year.

A Lithographing Company will purchase building containing 30,000-40,000 sq. ft. on one or more floors. The light should be good and the floors strong.

Power Equipment Company wishes to buy one-story building containing 25,000-35,000 sq. ft. Building must be well located.

Cotton waste manufacturer will purchase building of one unit or more containing 40,000 to 60,000 sq. ft., with or without power plant. With or without siding.

Paper box manufacturer will purchase building containing 10,000-25,000 sq. ft. Possession 3 or 4 months.

If you have a Factory, Warehouse, Loft Building, Factory Site or any Central Real Estate that you care to sell, we solicit an interview. References exchanged.

CHESTER D. ROTTNER & CO.

1421 CHESTNUT STREET
(MEMBERS PHILADELPHIA REAL ESTATE BOARD)

SALE

1821 CHESTNUT STREET
A MODERN TWO-STORY BUILDING, COVERING ENTIRE LOT, 20'x155, WITH REAR ENTRANCE IN 30 FT. STREET. 3000 FEET EACH FLOOR. IMMEDIATE POSSESSION OF FIRST FLOOR STORE.
WILLIS-WINCHESTER CO.
25 S. 18TH ST.

SALE OR RENT
3009-11 Chestnut St.
Will sell or rent desirable 2-story property, 16,500 square feet, lot 40 x200 ft. to Ludlow st. Suitable for almost any business. Two street fronts; good light.
HEYMANN & BRO.
HEYMANN BLDG.
213-15 S. BROAD ST.

LARGE ERIE AVE. CORNER
Substantial 3-story dwelling, 11 rooms, 2 baths; garage privileged.
N.E. Cor. ERIE & SYDENHAM
ONE AND ONE-HALF BLOCK FROM BROAD AND ERIE AVE.
excellent for professional, apartment or business purposes.
PRICE MODERATE; VALUE INCREASING
LEHMAN & SNYDER
York road and Erie ave. Tioga 9233

2122 GREEN ST.
EXTENDING TO WILCOX ST.
Three-story dwelling, 11 rooms; possession.
Mastbaum Bros. & Fleisher
1424 SOUTH PENN SQUARE

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126 SOUTH 16TH
(Above Walnut—N. W. Corner Moravian Street)
Four-story corner property; immediate possession; well financed.
J. T. Jackson Co.
REALTORS
Chestnut at 13th
Filbert 4952 Race 0607

LOCUST ST.—1500 BLOCK
Greatest bargain on Locust st.; financed; small amount cash.
J. EDWARD LUTZ 210 N. 17th st.

FURNISHED APARTMENTS
Two in 1900 block Green; total rent, $[illegible]
1930 block Spring Garden; total rent, $300
1733 block Spring Garden; total rent, $300
2100 block Spring Garden; total rent, $350
Hamilton & Kapnek 21ST AND PARKWAY
Also see advertisements in small type in following columns.

Building Lots, Factory Sites, Etc.

NEAR ELEVATED
15 ACRES—33D WARD
Splendid speculative opportunity; tract of ground close to Frankford elevated and the new proposed Erie and Torresdale ave. extension feeder line.
KUHN & LOWERY
(2 offices)
5th & Rockland sts. Paul st. & Fkd. ave

Factories, Warehouses, Manufacturing Floors

FACTORIES, FLOORS
Mills, with waterpower, industrial sites with and without R. R. sidings.
W. BRUCE BARROW
EST. 1886. 130 N. 12TH.

FACTORIES Warehouses floors, factory sites
J. L. Stevenson & Son Land Title Bldg.
Also see advertisements in small type in following columns.

WEST PHILADELPHIA

6213 CHESTNUT ST.
ONLY $1000 CASH REQ.
MONTHLY EXPENSE, $125
A proposition much cheaper than rent, and permitting a reduction of $300 a year on mortgage.
NEW 3-STORY HOME with garage.
10 rooms, 2 baths, hot water heat, elec. lights, hardwood floors, mod. shower, etc.
SEE THIS HOME TODAY
Representative on premises
WM. T. DICKSON & CO. 261 S. 52d St.

CORNER
Frazier & Kingsessing
VACANT
Open for Inspection
6 rooms, bath, garage; hardwood floors, hot-water heat. Ripe for store.
J. P. Cunningham
5707 Chester Ave.
Open Evenings and Sunday

Sample House Open
6013
Regent Street
ONLY 2 LEFT
$31.70 Plus $10 mo. to Cover 6% Int.
Porch fronts; elec. lights with the latest fixtures; steam heat, hardwood floors, shower bath, laundry in basement, with entrance to yard. Immediate possession.
$5250
Owner on premises from 9 A. M. to 5 P. M. or evenings phone Woodland 3061. For appointment, car No. 15 or Walnut st. get off at 60th and Chester ave., and walk ½ block.
$750 CASH

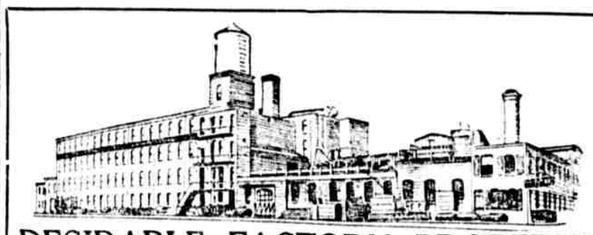
WYNNEFIELD
54TH & TURNER STS.
2 BLOCK BELOW COLUMBIA AVE
$5750 AND $6000
New Colonial brick, slate roof, electric, concrete, hot-water heat, electric, gas kitchen, water meter, gas water heater, electric on floor, stone and tile bath, open plumbing, lock boards in attic, attic flooring.
Representative on Premises
Take north car 52d st. to Columbia ave.
J. E. LARZELERE, BUILDER
HERMON ANDERSON, Agt.
S. E. cor. 49th and Baltimore ave.

3423-25 CHESTNUT ST.
Lot 36x130 ft.
8 sty. stores & dwellings.
A GOOD INVESTMENT
PRICE $15,000.00
EDGAR G. CROSS
1411 WALNUT ST.

3044 HOWARD AVE.—Elevatedly semi-detached 2 families, 4 sleeping rooms, electric, gas kitchen, tank heater, early possession; attractive price. $10,500. Near 49th and Baltimore ave.; 8-story, 10-room, hot-water heat, electricity, 2 baths; prompt possession.
Hermon Anderson 49th & Balto. Ave.
Also see advertisements in small type in following columns.

Factories, Warehouses, Manufacturing Floors Factories, Warehouses, Manufacturing Floors

FOR SALE
87,000 sq. ft. floor space. Heart of city.
South 13th St., Lombard to Waverly.
PROPERTY CLEAR. TERMS EASY
H. K. MULFORD CO., or Any Real Estate Broker



DESIRABLE FACTORY PROPERTY
LOT 328 FT. ON HANCOCK AND PALETHORP STREETS
109 FT. ON SOMERSET STREET
Now Occupied by Smith & Furbush 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

WEST PHILADELPHIA WEST PHILADELPHIA

ONLY 6 LEFT
NEW SAMPLE HOUSE
1003 N. 65TH STREET
(OVERBROOK)
This block represents the finishing touch of a large development, comprising over 350 uniform type, centrally heated stone houses, erected by us in the past few years.
If you are considering the purchase of one of these homes we advise quick action, as this block is the last of our ground in this section.
MOSS & TAYLOR
Builders of Homes for 40 Years
Take Market surface cars to 63d, pass No. to Jefferson, or surface cars Nos. 11 and 44, walk west one [illegible]

3037 WARREN st. [illegible] $30; cash, easy [illegible]. Why pay rent? McCURDY & CO., 18 S. 4th st.

ALL MODERN, main st., 7 rms., $5000; 4 BEDRMS., electric, own heater, $6000. Wm. L. Craven's Sons, 58th & Chester ave.

All MODERN, main st., 7 rms., $5000; 4 bedrms., elec., new heater, $6000. Wm. L. Craven's Sons, 58th & Chester ave.

Building Lots, Factory Sites, Etc.

VACANT GROUND
110x200 ft., suitable for building of modern homes, at 70th and Greenway ave. Advances will be made to builders.
G. C. & J. F. BOWKER
4371 Main st., Manayunk

Also see advertisements in small type in following columns.

REAL ESTATE FOR SALE
WEST PHILADELPHIA

TAYLOR & SON

3627-29 Powelton Ave.
Corner and adjoining property (separately or as a whole); lots 87½x178 each; excellent proposition for alteration into apts. or attractive homes; 3627 contains all improvements; 3629, elec., 2 baths; garage privilege; price $13,000 each.

$15,000
Centrally & best-located home in W. Phila.; 11 rms., 2 baths, elec; recently renovated, party giving up housekeeping; no particulars over phone.

4503 Chester Ave.
Attractive apt. proposition & home; 8 modern apts.; income $160 month exclusive of 1st flr.; $15,500.

Vic. 47th and Spruce
8 sty., ht.-water ht., elec., hdw. flrs., tile bath & kitchen; fine condition; $14,000.

S. 45th St.
Nr. Pine; 3 sty. twin; open hall, elec., 2 baths, 3d flr. apt.; built by Metzger; $12,000.

S. 44th St.
Nr. Pine; a most attractive 3-sty twin house, rec. hall, elec., 2 baths; price $12,000; offer solicited.

4715 Springfield Ave.
Front & side porch, elec., 2 baths; one of the most desirable homes in this section; $13,500.

Cor. S. 46th St.
Nr. Chester ave.; excellent home or apt. proposition; garage privilege; $11,000.

4408 Sansom St.
Central location; 3 sty., porch front, elec.; 3d flr. housekeeping apt.; rear st.; garage possibility.

4406 Locust St.
3-sty. twin, 2 baths, elec., deep lot; opportunity for home or apartments; $12,000.

5017 Chester Ave.
Opposite recreation center; twin; porch front, modern; $14,000; offer.

4517 Regent St.
(46th & Chester ave.) nr. Clark's Park; twin, elec.; newly papered & painted.

37th and Walnut Sts.
DeKalb sq.; excellent location for home or renting rooms; 3 sty., porch front, price $9000.

$9300
Vic. 46th & Spruce; 3 sty., open hall, elec., ht.-water ht.; $500 under values in row for quick sale.

$7000
1200 block, N. 57th st.; 2 sty., Dutch hall, elec.; 4 bedrms. & bath 2d flr.

27 & 29 S. 40th St.

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410 Preston St.
3-story home in excellent condition; 10 rooms and bath, electric light. $9000.

223 S. 45th St.
Remodeled; 3 story; side yard; white woodwork throughout, elec.; large living hall, 10 rooms and 2 baths; 3d floor is an attractive housekeeping apartment and will defray a large portion of the carrying charges.

N. E. Cor. 59th & Cobbs Creek Parkway
Desirable corner residence and garage; 4 bedrooms and bath; hot-water heat and elec. Well financed.

6138 Washington Ave.
Attractive semi-detached residence in a restricted, convenient location; 4 large rooms and bath on second floor. In excellent condition throughout.

433 S. 45th St.
A centrally located 3-story side-yard home, 11 rooms and 2 baths; hot-water heat and elec. light. Colonial living hall. Was built by Metzger and is of the finest construction.

Chester Ave. Near 51st St.
3 story; 9 rooms and 2 baths; open living hall. Price $10,000.

32 S. 48th St.
Modern; 2 story; 4 bedrooms and bath second floor; living hall; hot-water heat, elec.; nr. elevated station.

415 S. 49th St.
A 20' wide stone airtight house; recently completed; 4 bedrooms and bath second floor, oak floors throughout; garage; inclosed porch. Well financed.

701 N. 63rd St.
Detached corner stone residence and 3-car garage, especially adapted for professional man; having 4 rooms, bath and toilet on basement floor, which is at street level; cellar beneath; 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.

4511 Kingsessing Ave.
Lot 23x65; 3 story, twin; 10 rooms and bath, electric light; good condition.

47th & Baltimore Ave.
Lot 20x100; 2-story, twin; 10 rooms, hot-water heat, 1 bath and 2 baths; price $12,500.

W. H. W. Quick & Bro., Inc.
S. W. 40TH ST.

WEST PHILADELPHIA

Hazel avenue near 52d street, 3½-story, detached residence, 12 rooms, 2 baths, 2 bedrooms, 2 floors, hot-water heat, elec. light. Price $11,000.

40th street near Walnut street, 3-story, detached residence, 12 rooms, 2 baths, 3 bedrooms, 2 floors, hot-water heat, elec. light. Price $12,000.

Near 52d and Walnut streets, modern 3-story brick, detached residence, 10 rooms, modern bath, 2 toilets, hot-water heat, electric light, 2 fireplaces, [illegible] Price $14,000.

Near 52d and Washington avenue; attractive semi-detached home, large living porch, breakfast room, hot-water heat, elec. light, large [illegible] Price $13,000. Also consider [illegible] property.

OVERBROOK SECTION

[illegible] stone [illegible] Price $15,000.

CHARLES J. HOOD & CO.
121 Chestnut St.

OVERBROOK SECTION

The outstanding feature of this 7-year-old brick home is its [illegible], new awnings, [illegible] Price $7500

Six-room modern home, attached porch, [illegible] water, stripped, [illegible] and shades in perfect condition, [illegible] garage, [illegible] $7500

Large home, [illegible] rooms and tile bath, [illegible] suitable for [illegible] or small [illegible]

Francis J. Lambert 62d N. 63d st. Belmont 3777
Specialists in Overbrook Realty

$8500
5414 WILLOWS AVE.
Six rooms, bath, inclosed porch, basement laundry and garage; up to date. Apply 5417 Willows ave.