

THE LATEST DEALS IN REALTY MARKET

Important Sales in the Old Lenox Library Block—Investor Buys the Mitchell Building.

HEIGHTS REALTY IN DEMAND

Resale of Gillender Building Arouses Interest in Financial District— Bronx Corner Sold.

Two important sales of the old Lenox Library block were announced yesterday by Henry D. Winans & May. Both were choice corner plots and were made for the New York Public Library, Astor, Lenox, and Tilden Foundation. They were, respectively, the northwest corner of Madison Avenue and Seventieth Street and the southwest corner of Madison Avenue and Seventy-first Street, each plot being 21 by 100.5. They will be improved by the purchasers by high-class residences for the occupancy of the owners. These two sales complete the distribution of the entire Lenox Library block with the exception of ninety-nine feet on the southerly side of Seventy-first Street adjoining the corner plot just sold. The sale in building plots of this famous block has materially strengthened that locality as a select residential centre. Already nearly a dozen high-class and expensive dwellings are nearing completion in the block. With the contemplated removal of the Presbyterian Hospital on the east side of Madison Avenue, from Seventieth to Seventy-first Street, and the recent sale for private residences of the Union Theological Seminary property on Park Avenue, that entire neighborhood for several blocks, popularly known in recent years as Lenox Hill, is destined to be one of the choicest residential localities of the city.

Henry D. Winans & May also sold 36 East Sixty-first Street, a five-story American basement residence on lot 25 by 100.5 for Attorney General George W. Wickersham on private terms for occupancy. This residence was built by day's work from plans and under the supervision of C. P. H. Gilbert, architect.

Mitchell Building Sold.

George R. Read & Co. have sold for Michael Coleman the eleven-story and basement loft building known as the Mitchell Building, at 41 and 43 West Twenty-fifth Street, to a client for investment.

The building is leased for a long term of years to John J. Mitchell, President of the John J. Mitchell Publishing Company.

Resale of Gillender Building.

The Manhattan Trust Company has resold the Gillender Building, a nineteen-story office and bank building at the northwest corner of Wall and Nassau Streets. It announced that it had rented from the purchaser the ground floor and other space in the building for a term of eighty-four years. It bought the property about two weeks ago from Mrs. Helena L. Gillender Asinari, through Houston & Asinari, for about \$1,500,000.

At that time it was understood that the Bankers' Trust Company hoped to get control of the Gillender property. That it had obtained its object was the consensus of opinion in realty circles, owing to the quick resale of the property.

Adjoining the Gillender Building on both its Wall and Nassau Street frontage is the old Stevens Building, which was leased last Summer to the Bankers' Trust Company for a term of sixty-three years, and for which plot a new building has been planned.

The Manhattan Trust Company has occupied the Gillender Building for many years. It was a tenant of the premises previous to the erection of the present building in 1896, which replaced the Union Building.

Many Sales on the Heights.

Daniel H. Kenyon & Son have sold for Dwyer & Haigh to a client of H. W. Schutte & Co. the plot at the northwest corner of Convent Avenue and 147th Street, 100 by 100.

William C. & A. Edw. Lester have sold the private dwelling 755 St. Nicholas Avenue for the estate of Robert Siekels to Mrs. B. F. Kenney for her own occupancy.

Bert G. Faulhaber & Co. have sold for the Fleischmann Realty and Construction Company the southeast corner of Audubon Avenue and 177th Street, a vacant plot 100 by 100, to a builder, who will immediately commence the erection of a six-story elevator apartment. The Berman Realty Company was associated as broker.

Senior & Stout have sold for Charles H. Edgar 144 West 123d Street, a three-story brownstone dwelling, on plot 17.6 by 100.

Bronx Sales.

Andrew Hally has sold for Z. Zacharovsky two lots on Gunther Avenue, near Earnes Avenue; also, for J. Keener, a lot on Grant Avenue, Lincoln Park; also, for C. E. Deverman, the two-family house 2,048 Blackrock Avenue, Unionport.

Eugene J. Busher has sold for the Hudson Realty Company the northwest corner of Mott Avenue and 149th Street, opposite the Subway station, a plot 31.6 by 80.9. The buyer intends to improve the same with a business building in the near future.

David Lion has sold the five-story tenement 615 East Fifteenth Street, on lot 25 by 103.

Suburban Sales.

Bert G. Faulhaber & Co. have resold for the Broad Construction Company (Louis Cohen and Robert Altman) 15, 16, and 17 Philipse Place, Yonkers, N. Y., three high-class private dwellings, adjoining the magnificent estate of Samuel Urtermyer.

This is part of the property recently acquired by the present owners through the same brokers for the block front on St. Nicholas Avenue, between 158th and 159th Streets, and there still remains unsold one other dwelling and several villa plots.

The Metuchen Realty Company, of which A. Greenbaum is Secretary, has purchased 300 acres in the Township of Boynton Beach, Sewaren, and Port Reading. This property overlooks the Raritan River, and has a magnificent outlook in all directions. It is near the station, and Mr. Greenbaum intends to make it a restricted high-class residential proposition.

Official Book for Real Estate Owners

In connection with the annual entertainment and reception of the United Real Estate Owners' Association to be held at Terrace Garden Jan. 12, the official book of the association will be issued. Among its interesting articles will be: "The Tenement House Law," by Adolph Bloch; "The City's Water Supply," by John J. Pheelan; "The City's Budget," by Ira J. Ettinger; "The Licensed Engineers' Bill," by Henry Bloch, and "The Work of the Legislative Committee of the Association," by Charles A. Schmale.

Lenses.

James A. Mooney has leased to the Erie Railroad Company a loft at 139 and 141 Franklin Street for the Strohmeier & Arpe Company for a term of years.

Improvements at Douglaston.

Preparatory to beginning the work of double tracking and electrifying the North Shore division, the Long Island Railroad has leased offices at Broadway-Flushing for the engineering corps in charge. The John F. Dolan Contracting Company is now grading this division from Flushing to Great Neck.

In anticipation of the early completion of this work, the Douglaston Realty Company has filed plans for four houses of semi-fireproof construction to be built at Douglaston Park, Douglaston, at a cost of \$7,500 to \$15,000 each. Building will be begun at once.