THE REAL ESTATE FIELD

Operators Buy Old Thalia Theatre and Atlantic Garden on the Bowery—Deals Near Washington Square—Henry Street Settlement Addition—Big Bronx Trade.

The Bowery, which has been somewhat lethargic in realty activity of late years, took the centre of interest in the realty market yesterday in the largest deal that has taken place on that historic thoroughfare in some time. It involved the ancient Thalia Theatre and the now deserted Atlantic Garden, opposite the Manhattan Bridge approach. The property, fronting 150 feet on the Bowery and running through to Elizabeth Street, fronting there 187.6 feet, was sold for the estate of William Kramer and the William Kramer Sons Realty Company to Lowenfeld & Prager, operators. It includes the property from 46 to 52½ Bowery and 22 to 28 Elizabeth Street. The assessed value last year was $420,500, but the owners, it is said, have been holding it at $800,000. The property was advertised for foreclosure sale a short time ago, but was ultimately withdrawn.

In part payment, Lowenfeld & Prager gave the eleven-story commercial building at 33 Union Square West, adjoining the northwest corner of Sixteenth Street, fronting 30.6 feet by 150 and assessed last year at $285,000. It was formerly known as the Decker Building and was acquired by the sellers about three years ago.

William A. Sussman acted as broker in the transaction. Ellison & Ellison represented the Kramers as attorneys, and Lind & Pfeiffer represented the buyers. Jacob Finkelstein has been appointed agent of the Union Square Building for the new owners.

No definite plans have been made regarding the Bowery property, which, in view of its situation opposite the bridge approach, is one of the best parcels of realty in the lower Bowery section. Tentative plans have been made for a twelve or sixteen story business building in the future.

Five-Story Apartment for Washington Square Section.

Further evidence of activity in the Washington Square section is shown by a sale made by William A. White & Sons of the three lots at 42-46 West Tenth Street, making a plot of 64.6 by 98.9.

The buyer is Hyman Schreeder of Brookline, Mass., who intends to erect a nine-story apartment house of Colonial design, carefully planned to meet the demand for high-class, moderate-priced apartments now existing in that section.

The building will be completed in ample time for occupancy in October, 1917.

Buys Washington Square Home.

Wilbur C. Fisk, President of the Hudson & Manhattan Railroad, has acquired through Horace S. Ely & Co. the home of the late Arthur George Sedgwick at 8 East Tenth Street, and will occupy the premises after the completion of extensive alterations to be made at the expiration of the present lease.

It is a three story and basement house on lot 25 by 92.3, just east of Fifth Avenue.

Henry Street Settlement Buys Governeur Street Block Front.

The Henry Street Settlement House, of which Miss Lillian D. Wald is President, has purchased as an addition to that work the old five-story building on the west side of Gouverneur Street, between East Broadway and Henry Street. The property was acquired from the Children's Aid Society, which has owned it since 1870. The frontage is 102.2 on Gouverneur Street, 48.6 on East Broadway, and 51.2 on Henry Street.

The Henry Street Settlement House now occupies seven buildings in the immediate vicinity, its main house being at 265 and 267 Henry Street. Application has been made to the Supreme Court to sanction the transaction. Douglas Robinson, Charles S. Brown & Co. represented the seller, and Henry M. Morgenthau, Jr., Company represented the Settlement.

$90,000 Dyckman Deal.

An investor has purchased from the Hallecy Construction Company the one-story taxpayer on the north side of Dyckman Street, 110 by 100. The property was held at $90,000. Slawson & Hobbs negotiated the sale.

Private Dwelling Sales.

Slawson & Hobbs sold for the Hatasatah Realty Company the five-story American basement dwelling, 320 West Seventy-eighth Street, 18 by 55 by 102.2, to an investor. The property was held at $35,000.

Pease & Elliman sold for T. J. Martin, 85 Riverside Drive, a five-story American basement dwelling on 26.2 by 75 to a buyer for occupancy. The property adjoins the south corner of Eighty-first Street, and was held at $60,000.

Philip G. Gossler of the firm of A. B. Leach & Co. purchased from Mrs. Adela Blumauer the three-story and basement private dwelling on a plot 16.8 by 100 at 152 East Sixty-third Street. The house will be altered for occupancy by the new owner from plans by Frederick J. Sterner, the architect. Harris & Vaughan were the brokers in the transaction.

Agnes M. Forster sold to John O'Connell, 413 West 145th Street, a three-story and basement dwelling on a lot 19 by 99.11 located between St. Nicholas and Convent Avenues.

Church to Sell Heights Plot.

The Church of Our Lady of Lourdes has been granted permission by Justice Donnelly of the Supreme Court to sell 523 West 142d Street, 384.6 feet east of Broadway, a plot 40.6 by 99.11, to the Felician Sisters of the Order of St Francis of Lodi, N. J., for $40,000.

Bronx Realty Trades.

Eight lots fronting on Ogden and Nelson Avenues, 75 feet north of 160th Street, figured in a trade for four four-story buildings at 660 to 670 Broadway, Brooklyn, held at $100,000. The Bronx property, held at $32,000, was given in part payment by A. Kranergold for the Brooklyn parcels. H. Berkowitz was the broker.

The Thornworth Realty Company (George W. Worth) has purchased from Daniel H. Jackson 1,024 to 1,028 Simpson Street, two five-story new-law tenements on a plot 80 by 100, near Westchester Avenue. The buyer gave in exchange property at Amityville, L. I., fronting on the Great South Bay, and consisting of a twelve-room residence and garage, on a site 100 by 300; also a lot, 55 by 116, on the west side of Fort Independence Avenue, about 300 feet south of the junction at Bailey Avenue, the Bronx. The deal involves about $125,000. Arthur H. Cox and J. W. Terhune were the brokers in the deal.

Dr. Solomon Bossak has purchased from James T. Barry 415 Claremont Parkway, a five-story flat, on a plot 56 by 85. In part payment the buyer gave 1,228 and 1,230 Hoe Avenue, near Freeman Street, a one-family frame house, on a plot 20 by 100; also 421 East 110th Street, a two-story and basement dwelling on a lot 16.8 by 100. The deal involved about $75,000, and was negotiated by Henry I. Cooper.

Heller & Sussman sold for the Mac Construction Company 634 Fox Street, the Bronx, a five-story apartment house, on a plot 40 by 100, to Morris Goldstein.

$48,000 for 66 Bay Ridge Lots.

A sale of sixty-six Bay Ridge lots was held by the Jere Johnson, Jr., Company in the Brooklyn Real Estate Exchange yesterday. The lots are on Bay Ridge, Seventh and Eighth Avenues, and Ovington Avenue (Seventieth Street.) The sixty-six lots were disposed of for a total of $48,000. Lots on Ovington Avenue, between Stewart and Seventh Avenues, sold for $670 to $800 each; lots on the west side of Seventh Avenue, between Bay Ridge and Ovington Avenues, from $855 to $1,120 each; on the east side of Seventh Avenue, $875 to $905 each; on the north side of Ovington Avenue, between Seventh and Eighth Avenues, for $650 each. Lots on the west side of Eighth Avenue, between Bay Ridge and Ovington Avenue, for $640 to $775. The southeast corner of Bay Ridge and Eighth Avenues and the lot adjoining were sold for $1,430 each.

Brooklyn.

The Realty Associates sold 1,125 Fifty-first Street, between Eleventh and Twelfth Avenues, a one-family brick dwelling recently completed on a lot 20 by 100, also a plot on the south side of Sixty-eighth Street, 381 feet east of Sixth Avenue, about 110 by 100, to Charles L. Lucke, a builder, who will erect two-family brick houses on the lots, and 128 Bay Fiftieth Street, near Harway Avenue, a two-story and cellar two-family house on a lot 20 by 100, to Charles Correale.

In the Fourth Ward, Borough of Queens, the New York Suburban Land Company sold a plot 80 by 100 feet, on Lincoln Avenue, to Albert Guttschalk, also a plot 100 by 100 feet, on Union Avenue, to Edith E. Perkins.

Long Island.

Moses Allen Warren has purchased two acres of land and the residence recently erected on the property of George Taylor, on Huntington Bay, Huntington. Daniel M. Gerard was the broker in the sale.

The Lewis H. May Company has resold for the Fulson Realty Company Edward Herrmann, President, a plot of lots on the southeast corner of Orienta Avenue and Bayside Drive, Bello Harbor, L. I., to Bertram Kellman, who will immediately improve.

Westchester County.

Fish & Marvin have sold a property at Scarsdale, located on the corner of Pepham Place and Evergren Lane, consisting of one acre of land. The former owner was William H. Sage of New York and the purchaser Caleb Hyatt of Yonkers, who intends to improve the plot with a large residence for his own occupancy.

Prince & Ripley, Inc., sold two lots on Sherman Avenue, Dobbs Ferry, to E. H. Downey of Dobbs Ferry. The property is owned by the estate of Amzi L. Barber.

Recent Buyers.

James Frederick Arundell is the buyer of the Arthur C. Sheridan property at Riverdale, reported sold Wednesday.

The Norman Real Estate Corporation (Max N. Nathanson) is the buyer of the Majestic apartments at the southeast corner of St. Nicholas Avenue and 145th Street, sold recently by Bing & Bing.

Commercial Leases.

Pease & Elliman leased for the Horn & Hardart Company to a client, in the property, 694-906 Broadway, southeast corner of Houston Street, a portion of the ground floor space adjoining the corner. The same brokers recently leased the Horn & Hardart Company the entire ground floor and basement, and re-leased the corner store to the Schulte Cigar Company.

Cross & Brown Company has leased a large space on the second floor of the Forty-second Street Building, on the Madison Avenue side, known as 304 Madison Avenue, to the Safe Cabinet Company of Marietta, Ohio.

J. B. Cahn has leased for N. Lyon the four-story dwelling, 160 West Forty-sixth Street, to Louis Pane for a term of years for business purposes.

George W. Brettell leased for I. Wit to J. Gelbenstein Company, Inc., the store in 2,280 Third Avenue, and for E. Y. Jacobus to M. Kane the building, 2,000 Lexington Avenue.

Smith & Robbins have leased for the Timmins Realty Company to a client the Victoria Apartment House at the southeast corner of Lenox Avenue and 138th Street, for the term of five years at a total rental of $82,500. The plot is 99.11 by 100.

Conn. Shoe Co. Lease in College Point.

Judson A. Harrington has leased for the Hadley Realty Company to the Beacon Falls Rubber Shoe Company of Beacon Falls, Conn., 60,000 square feet of space, in the factory buildings at Tenth Street, running from Third to Fourth Avenue, College Point. They were formerly occupied by the United States Metal Products Company.

The Beacon Falls Rubber Company will use the factory as a branch for the manufacture of rubber tennis shoes. They have taken a long lease and will employ at the start 300 men and girls.

TODAY'S AUCTION SALES.

AT 14 VESEY STREET.

By Joseph P. Day.

65th St, 5-9 West, n e 125 ft w of Central Park West, 95x100.5, three five-story apartments; Alice Crandall against Flanagan Realty Co. et al.; Davis, Symmes & Schreiber, attorneys; Richard J. D. Keating, referee; $10,471.28; taxes, &c., $1,260; subject to prior mtg of $105,000.

AT 3,208 THIRD AVENUE.

By Henry Brady.

149th St, 518 East, s e, 100 ft e of Brook Av, 25x84.11, five-story brick tenement and store; John McClure Crandall against Max Reich et al.; Clark, Prentice, McClure & Roulstone, attorneys; Wallace S. Fraser, referee; due, $2,454.43; taxes, &c., $291.83.

By Joseph P. Day.

Parcel of land beginning at a point on w s of New York, New Haven & Hartford Railroad Co., — n e of Givens Creek, runs n e 215x, n 285x n w 2,415.6x w 400x s w 64.1x n 310x s w 379.4x s e 73.1x n e 119.8x s 300.1x s e 800 to beginning; Gertrude D. Hawes against Henrietta D. Campbell et al.; Samuel M. Richardson, attorney; John J. Hynes, referee; partition.

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