THE REAL ESTATE FIELD

$1,000,000 Paid for Small Broadway and 34th Street Corner—Higgins & Seiter to Leave 22d for 36th Street Locality Near Fifth Avenue—Half Block Deal on Amsterdam Avenue.

A million-dollar deal in Broadway, which establishes a new high record for New York City real estate, was the interesting feature in the realty market yesterday. The property includes the small corner parcel adjoining Macy's at Broadway and Thirty-fourth Street, fronting 31.10 feet on Broadway, 50.6 feet on Thirty-fourth Street, and irregular. The total area is under 1,200 square feet, making the sale price average about $868 a square foot. It was sold by R. Smith of the Twenty-third Street cloak and suit firm. It was this corner that Macy's tried hard to get when the present big department store was erected, but the price then was regarded as prohibitive.

The coming removal of the china and glass firm of Higgins & Seiter from their present quarters in Twenty-second Street, near Sixth Avenue, to the upper Fifth Avenue district, was announced in a long lease that has been practically concluded by the firm for large space in two lofts, one in Thirty-sixth and the other in Thirty-seventh Street. In the building at 19 and 21 West Thirty-sixth Street, the basement and first three floors have been leased from George Neiman, as agent, and in the building at 22 and 26 West Thirty-seventh Street, the basement and first floor have been leased from Julius Sternfeld.

The buildings abut, but are not yet connected. Arrangements are being made to connect the floors to be occupied by Higgins & Seiter. A private elevator will be installed in the three floors of the Thirty-sixth Street building. The firm will take possession about March 1. Both leases are for twenty-one years, at an aggregate rental of $350,000. The entire transaction was negotiated by N. Brigham Hall and William D. Bloodgood. Higgins & Seiter have been in Twenty-second Street about twenty-five years.

This lease illustrates the tendency among the old established retail firms that have hitherto remained in their downtown localities to move further up into the shopping centre. Only the preceding day the coming removal of Horner & Co., the furniture firm which has been in Twenty-third Street for about twenty-five years, to the new building at 20 to 26 West Thirty-sixth Street, opposite the one to be occupied by Higgins & Seiter, was announced.

Sells West Side Apartment.

The six-story apartment house known as Laurel Court, at 552 and 554 West 141st Street, has been sold by Platt & Albert for John Schreyer, to Soll Levinson. The plot is 55 by 100 feet.

Sale on Murray Street.

Daniel Birdsall & Co. have sold through the Charles F. Noyes Company, 44 and 46 Murray Street, five and four story buildings, covering plot about 50 by 75. The property is Columbia College leasehold and has been in the hands of the present owners for several generations. Before the present buildings were erected the present seller, Catherine Syms, was born on this property.

An East Sixty-fourth St. Deal.

An important transaction on the upper east side was announced yesterday by Horace S. Ely & Co., who sold for Mrs. Jane Sanders and Mrs. Katherine S. Rose a plot of five lots on the south side of Sixty-fourth Street, between First and Second Avenues. The Kalt Lumber Company is the buyer. There has been considerable activity on this street during the past twelve months, the above mentioned firm of brokers having disposed of seventeen lots for mercantile purposes.

Rumored Sale in Lenox Block.

It was rumored yesterday that one of the vacant plots in the old Lenox Library block has been sold for early improvement with a high-class private house. The plot is said to be at 10 East Seventy-first Street, between the Auchincloss house and the two new dwellings recently erected by C. W. Luyster. C. P. H. Gilbert, the architect, admitted that he was preparing plans for the projected dwelling.

Buys Amsterdam Avenue Corner.

The Walton estate sold to G. Waldo Smith yesterday the plot, 100 by 102, on the southwest corner of Amsterdam Avenue and Seventy-sixth Street. This plot, which was reported sold several months ago to a syndicate of investors, was held at $225,000. It is understood that the buyer will erect a two-story taxpayer on the site.

The adjoining corner on Seventy-fifth Street, similar in size, was recently leased by the same estate for a long term of years to Burr & Co., carriage builders, who will alter the present five-story structure on the plot for their own use.

Investors Buying Tenements.

Two west side tenements were sold yesterday to investors by David Wetzler and George Kolb. No. 321 East Ninety-first Street, a six-story structure, on a lot 25 by 100, was sold for M. Glass, and 221 East Ninety-fifth Street, a five-story building, on a lot 25 by 100, was disposed of for J. Lowenthal.

H. and J. Rodman are reported to have sold 63 West 112th Street, a five-story flat, on a lot 25 by 100.11.

Bronx.

Jacob Grunder has purchased from Mrs. M. Mayer the four-story flat 907 Avenue St. John. In exchange the buyer gave 770 Bainbridge Avenue, a two-family house. Breunig & Jaeger negotiated the trade.

Mount Vernon Sales.

Max Hirshkind has purchased from Mrs. Gertrude Ostrander her dwelling at 221 East Sidney Street, corner of Glen Avenue, on a plot 82 by 115. The Anderson Realty Company negotiated the sale.

The same brokers also sold for James B. Blaine to Garfield Hayes in co-operation with Cogley & West lots 30-B and 31-B, map of Villa and Primrose Parks, and for the Manor Building Company to Robert J. Horner the new mission house, corner of Westchester Avenue and Overlook Street, on a plot 50 by 100.

Buys Yonkers Plot.

Edward H. Cromwell has purchased 384 North Broadway, adjoining the Seagkill Golf Club, from Mable G. Rothchild, who bought the property a short time ago. Thomas S. Burke of the McLaughlin-Siedle Company was the broker.

Brooklyn.

Edgar A. Waite has sold 226, 228, and 230 East Fourth Street, in the Flatbush section of Brooklyn, three two-story detached two-family houses, each on a plot 25 by 100, to an investor. The Duross Company was the broker.

The Ponce Realty Company has purchased from the Crown Heights Realty Company the four four-story dwellings at 372, 376, 378, and 382 Montgomery Street, near Rogers Avenue. The buyers gave in part payment a plot 50 by 110 on the easterly side of Ocean Avenue, north of Lincoln Road, and a plot on the westerly side of Flatbush Avenue, with 100 foot frontage, just north of Foster Avenue. The Ocean Avenue plot will be improved with high-class apartments. Colson & Flandreau were the brokers in the transaction.

Dock Company Buys Ninety Acres.

The Astoria Veneer Mills and Dock Company of Long Island City has purchased from John F. Murphy a parcel on the south side of the Ireland Mill Road and along the west side of Jamaica Road to land of Kane & Wright, and running to land of Jack & Dunlap and Mill Road; also a tract of land at the northwest corner of Ireland Mill Road at Flushing, containing together ninety acres.

Buyers at Woodmere.

The Lewis H. May Company has sold for McAvoy Brothers the newly constructed stucco house on the east side of Burton Avenue, Woodmere, on plot 100 by 150, for occupancy, and also the adjoining plot, 60 by 100, to Richard L. Fenton.

Long Island.

The Degnon Realty and Terminal Company has sold to Michael J. Degnon of Manhattan, a parcel having a frontage of 275 feet on the north side of Fifth Street, and 226 feet on the south side of Meadow Street, Long Island City.

Robert S. Willdig has sold to Emma W. Denker of Brooklyn, a parcel having a frontage of 300 feet on the south side of Hillside Avenue adjoining land of Cozine, Stockholm and Belknap, and 400 feet on the north side of Hillside Avenue and Hempstead Turnpike, with a depth of 1,700 feet, at Hollis.

The Greater New York Home Company has sold for Phil W. Cashman of Brooklyn, a parcel 100 by 124 on the west side of West Street at St. Albans Heights.

Walter J. Powell has sold to Frank P. Ferguson of Jamaica, a parcel having a frontage of 100 feet on the east side of Baker Avenue and 175 feet on the west side of Bloomfield Street, Jamaica.

Frederick H. Mann has sold to Arthur J. Smith of Richmond Hill, a parcel having a frontage of 100 feet on the south side of Otisville Street, Kew Gardens, Richmond Hill.

Mortgage Loans.

The Title Guarantee and Trust Company loaned yesterday to the Bloomingdale Construction Company $200,000 on a building loan mortgage, covering a new nine- story fire proof apartment house, which is to be erected on a plot 75 by 100 feet at 246-252 West 104th Street.

Thomas J. O'Reilly has procured a first mortgage loan of $3,500 at 5 per cent., for the estate of Philip Laracy on apartment house, 550 West 160th Street.

Leases.

Douglas Robinson, Charles S. Brown Company has leased 24 East Forty-eighth Street to J. W. Brett for business purposes; also for Annie E. McCarthy the store at 5 West Thirty-second Street to Messrs. Charlie & Kraemer of Paris, France; and the store at No. 31 East Forty-eighth Street to "Richard."

Frederick Fox & Co., have leased for the Tomahawk Realty Company the store and basement at 137 Fifth Avenue for a long term of years to Walders & Co. of Prague, Austria, who have branch stores in London and Paris.

Notes.

The old Clausen and Price Brewing Company property, at the northeast corner of West End Avenue and Fifty-ninth Street was sold at auction yesterday by Bryan L. Kennelly, in bankruptcy sale, for $66,750. J. Jarone Alexander is the buyer. Old buildings cover the plot which is 150x100 by 100. All the other parcels offered by Mr. Kennelly were sold to outsiders, which is considered a very encouraging sign for the auction market.

The 151-121 Company is the buyer of the leasehold, 313 Fifth Avenue, sold recently by the Rudolph Wallach Company.

The Estimate and Assessment Commissioners who were appointed in the proceedings to acquire the lands necessary to open and extend Sixty-first Street, from Fort Hamilton Avenue to Eighteenth Avenue, Brooklyn, have completed their report of damage and benefit and will present it for confirmation to the Supreme Court, Jan. 29.

Results at Auction.

Yesterday's offerings in the Real Estate Salesroom, 14 and 16 Vesey Street, resulted as follows:

By Bryan L. Kennelly.

West End Av., n e corner of 59th St. 125.6x100, 4-story brewery; bankruptcy sale, to J. Jarone Alexander, $66,750.

Fordham Road, n e corner of Belmont St. 51x135x irregular; voluntary sale, to the Rudolph Wallach Company, $25,250.

Fordham Road, n s, 100 ft e of Hoffman St. 28x83, vacant; voluntary sale, to R. R. Masten, $2,400.

39th St. 125 East, n s, 78 ft w of Lexington Av, 10.7x98.9, 4-story dwelling; foreclosure, to the plaintiff, J. H. Henshaw, $62,465.

19th St. 217 East, n s, 364.6 ft w of 2d Av, 16.9x92, 4-story dwelling; to Robert C. Knapp, $13,100; also

Lexington Av, 1,082, w s, 17 ft n of 76th St, 17x72.10, 3-story dwelling; to E. R. Sanford, $17,000; also

150th St, 477 West, n s, 100.8 ft e of Amsterdam Av, 24.4x99.11x irregular, 1-story laundry; to Lowenfeld & Frager, $8,250; also

Amsterdam Av, 1,855, e s, 138.11 ft s of 153d St, 19.6x100, 3-story tenement and store; partition, to Williams & Grodetzky, $13,650.

By Joseph P. Day.

94th St. 21, n s, 83.11 ft w of Madison Av, 19.11x100.8, 4-story dwelling; foreclosure, to Bertha Myers, $38,000.

121st St. 226, s s, 288 ft w of 7th Av, 18x100.11, 5-story tenement; foreclosure, to the plaintiff, Julius Lobenstein, $14,000.

74th St, 306-10, s s, 100 ft e of 2d Av, 75x102.2, three 4-story tenements; also

56th St. 234-8, s s, 100 ft w of 2d Av, 75x100.5, three 5-story tenements, stores in 238; also

56th St. 239-45, n s, 100 ft w of 2d Av, 100x100.4, 4-story brick stable; also

57th St, 422, s s, 100.3 ft w of Avenue A, 13.2x99, 2-story dwelling; also

204th St, 2 to 10 East, s s, 100 ft e of Jerome Av, 96.1x109.6, to Villa Av, x38.1x70.1x25, five 3-story tenements and stores; also

Barker Av, e s, 150.4 ft s of Union St, 50x195, Map of Wakefield; sale of dower; adjourned to Dec. 13.

By Herbert A. Sherman.

178th St. 558-90 West, s s, 100 ft w of Audubon Av, 75x94.11, 5-story apartment house; foreclosure, adjourned to Dec. 13.

111th St. 53, n s, 125 ft e of Lenox Av, 25x100.11, 5-story tenement; foreclosure, adjourned to Dec. 20.

AT 3,158 THIRD AVENUE.

By Joseph P. Day.

Houghton Av, 2,511, n s, 100 ft e of Havemeyer Av, 50x100.1 to Ludlow Av, Unionport; foreclosure, to the plaintiff, Thomas Fleming, $5,100.

The New York Times
Published: December 7, 1911
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