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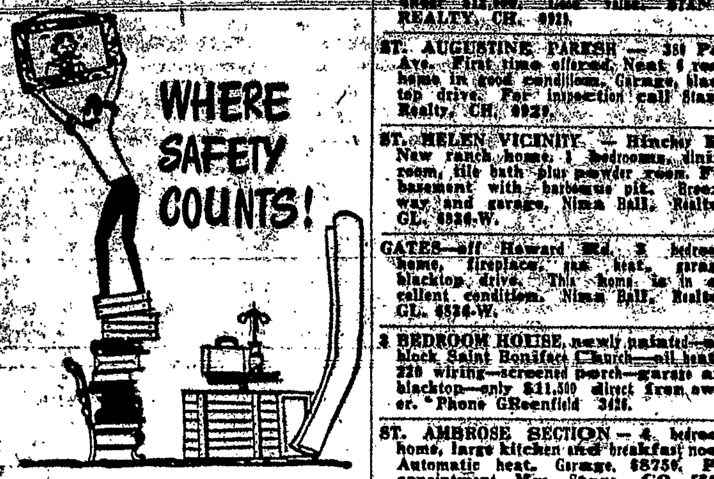

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HOLY CROSS PARISH—41 Penrose St. Beautiful 2 bedroom home built in 1950. Full basement. Blacktop drive. Priced under $12,000. Good value. STANEN REALTY, CH. 0921.

ST. AUGUSTINE PARISH — 380 Post Ave. First time offered. Neat 6 room home in good condition. Garage, blacktop drive. For inspection call Stamin Realty, CH. 0929.

ST. HELEN VICINITY — Hinchey Rd. New ranch home. 3 bedrooms, dining room, tile bath plus powder room. Full basement with barbecue pit. Breezeway and garage. Nima Ball, Realtor, GL. 8536-W.

GATES—off Howard Rd. 3 bedroom home, fireplace, gas heat, garage, blacktop drive. This home is in excellent condition. Nima Ball, Realtor, GL. 8536-W.

3 BEDROOM HOUSE, newly painted—one block Saint Boniface Church—oil heat—220 wiring—screened porch—garage and blacktop—only $11,500 direct from owner. Phone GReenfield 3426.

ST. AMBROSE SECTION — 4 bedroom home, large kitchen and breakfast nook. Automatic heat. Garage. $8750. For appointment Mrs. Stone CO. 5865. Home Finding Service, Realtors.

IRONDEQUOIT — ST. CECELIA SEC. Cozy 6½ room 1948 built bungalow with 2 bedrooms down and 2 almost finished up. New tile kitchen and powder room. 52 gal. automatic water heater. Gas heat. Fully insulated. Large yard with shade trees. Ideal for children. Only $14,500. Call Fred Seyferl, BR. 1577—John H. Apetz Corp., Realtors, BA. 9950, day or nite.

ST. MONICA'S PARISH—Woodbine-Sawyer St. Sec. 5 bedroom home with 3 bedrooms on second and 2 in attic completely finished off. 1 car garage, blacktop drive, powder room in basement, gas unit, fenced yard. $12,500. Call Mr. Finestone — John H. Apetz Corp. Realtors, BA. 9950, day or nite.

IRONDEQUOIT — ST. CECELIA PARISH —Norton-Ridge Section. 1 story colonial home featuring 24x11 ft. living room, large dining room. Step saving kitchen. 3 nice bedrooms on 2nd floor. Beautiful hardwood floors. Close to schools, transportation and Culver-Ridge Shopping Plaza. Only $13,900. For appointment Walt Reeves, John H. Apetz Corp. Realtors, BA. 9950 day or nite.

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SODA FOUNTAIN—Lunch room, pizzeria —601 Titus Ave. Excellent location, living quarters above. $4900. Clyde Raymer, GL. 3898-GL. 7890.

HOTEL—164 Lake Rd., Brockport. Liquor license, 2 acre lot, 3 car garage. Money maker. $20,000. Clyde Raymer, GL. 3898-GL. 7890.

LOTS FOR SALE

HOLY ROSARY PARISH—Bidwell Terr. 35x100. 2 car garage, 7 ft. doors. Try $1500. Ed Long Realty, GL. 1986.

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GATES: 7 Beechcroft Dr., off Howard Rd., near Lyell Ave. 2 bedroom ranch, built in 1951, gas heat, large fenced lot. Close to bus and St. Theodore's. Asking $10,400, large G.I. mortgage can be assumed. Jim Gleason, GE. 3613-M; BA. 9700.

CHILI-GRENELL DR., off 3031 Chili Ave. A street of better homes. New 6 room ranch homes with attached garage, 3 bedrooms, 20'x14' living room with log burning fireplace, knotty pine kitchen and dining room. Formica counters, exhaust fan, full ceramic tile bath with sliding glass doors around tub, full Cedar closet with built-in Cedar chest, hardwood floors, G.E. gas heat. 11 block basement, part brick exterior. Open Sunday from 2 till 6 or at your convenience. 4 min. to new proposed St. Pechanis Church and school. 2 min. to city bus. Tom Barrett, GE. 4825-R.

ST. CHARLES-BARNARD — 6 room single with garage & blacktop. 3 bedrooms with dining alcove. Recreation room in basement. Built 1946. Automatic gas heat. Close to everything. Ideal for children. Call Dave Gleason, GLen. 9310-R or Harold Schwenke, GLen. 4728-W.

ST. ANDREWS PARISH. 3—4 room expansion attic home with attached garage, around $13,000. Now being built, another to be started soon. Walking distance to St. Andrews, shopping center, buses 1 block. Dead end street, near playground. I will be glad to introduce you to the pastor, school. Steve Pukish, HO.-2372.

ST. JOHNS PARISH. 2—3 bedroom ranch homes with attached garage. Convenient to shopping, buses. See plans, location with Steve Pukish, HO. 2372.

ST. JAMES - ST. JOHNS. I have customers looking for good singles and doubles in these parishes. If you are leaving the eighteenth ward and want quick results, let me list your property. Ed. Kelly, CU. 1217-M; 63 State St., BA. 9700.

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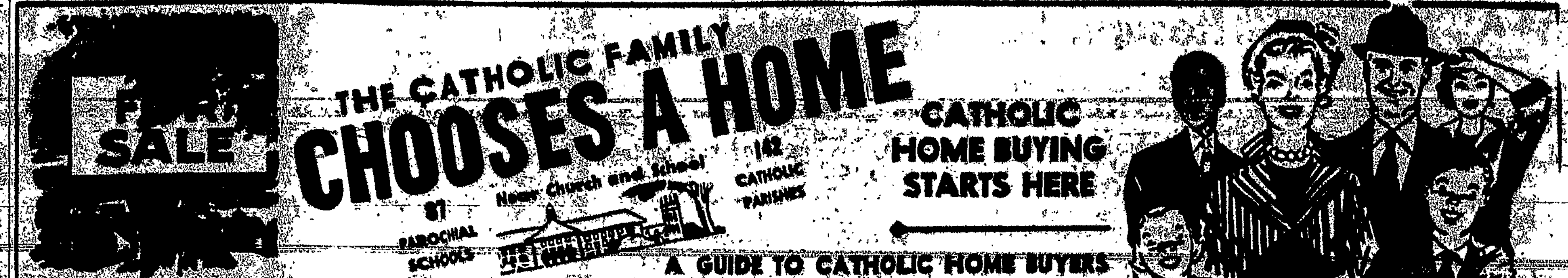

"Seein's Believ'n"

DOWN REAL ESTATE ROW
With Frank J. Giblin

Real estate salesmen's chit-chat in State Street's Red Dome lunch: "There's goin' to be a big deal made tomorrow." "Yeah, whose deal, yours?" "No, the Giants" (from Wills). "Held a house open Sunday, had quite a few shoppers . . . what's that . . . a homer in Ebbett's Field? Man, I could hit a homer there myself in centerfield, it's a BANDBOX." "Talking about homers, what are you advertising this week in the Catholic Courier?" "The Detroit outfield isn't bad either" (Apetz). "Deblonski's a good third baseman? Not in my book judging from what he did here . . . say did you close that deal on Tacoma Street?" (Kavetz) "Hear about that homer in Los Angeles, 550 ft. . . . boy what a drive!" "550 ft. you say? What is it, Lake frontage or industrial?" (Wills) "I'm showing two houses today, what are you doing about three?" "Hmmmm, yup, Walker's good for THIS league but not for the majors" . . . (and for dessert from the countergirl) "HIT? That guy hit! . . . well maybe if they'd gave him a bigger bat."

Stationwagon jottings around town: Quite a flutter of home buying in the vicinity of McQuaid Jesuit High School as dedication day draws near . . . rumors of a new building tract opening up near the new parochial school to be built in Penfield . . . better watch East Rochester it's due for a boom . . . another year will see vast changes in the vacant properties near Mother of Sorrows church and school. Funny how a "stone's throw" location will go begging for months and then, alluvasudden, ZOWIE everybody wants in! Looksit St. John's in Greece for example . . . $100 per month they want for those new apartments near St. Charles Borromeo, first and last months' rent, credit references, bank statement. They have two bedrooms upstairs, powder room off the kitchen . . . Caldwell and Cook's Latta Road has lots of shopper traffic . . . Entress' tract on Dewey shaping up . . . Stoddard-built homes attracting a lot of interest in St. Salome's parish, off Culver Road . . . the parochial school has a lot to do with it according to inquiries re enrollments next term.

Gain More "Space" With Mirrors

A smart trick to make a small dining room look larger: panels of floor-to-ceiling mirrors. Also, handsome mirrors reflect the scenic view. (Pittsburgh Plate Glass Co.)

Civic Affairs Have Real Estate Significance

MERCHANT PROBLEM AIDS REACTIVATION EAST ROCHESTER CHAMBER OF COMMERCE

Every community of justifiable size needs the support of a Chamber of Commerce devoted to the welfare of its citizens and its business people. Primarily it serves the business people, as related to commerce.

A critical situation often arises in the history of a progressive city that gives momentum to Chamber of Commerce activities. Such appears to be the case in East Rochester in the recent reorganization and reactivation of of its Chamber.

The crisis in this particular instance is the parking problem in the business district of the village condensed within about 6 blocks this-a-way and 5 blocks that-a-way. There are no municipal parking lots nor any private parking lots of sufficient size to hold the overflow of shopping traffic on peak shopping days.

The rejuvenated C of C, organized to combat this problem, is sparkplugged by its new president Saverio Alesi, dry cleaning plant operator, "Mel" Finn, auto accessories dealer, chairman of the Promotion Committee, Allen Ginegaw, hardware merchant, secretary, and Ted Mancusso, real estate broker, treasurer. Active in the solicitation of new members to lend substance to Chamber's local authority, are two members of the real estate profession, Mancuso and Leo Venette.

That the problem is of grave concern to the downtown merchants can be readily realized when the monthly payroll of this industrial village is considered. Approximately $750,000.00 is disbursed to employees each month by two mammoth railroad shops and several other sizable industries. In normal years, the annual industrial payroll of this village of some 8,000 residents reaches an estimated total in excess of $20 millions of dollars.

The question facing the new Chamber of Commerce: "Where can that $20 million be parked in East Rochester before it goes somewhere else to be spent?"

At the present time, the Chamber of Commerce directors are formulating plans for a proposal to the village planning board that will involve the tearing down of an old existing structure to provide a convenient downtown parking area. Other plans are on the fire to be discussed at the next meeting scheduled for Tuesday evening, June 28th, in the Community Room of the High School, according to President Alesi.

Real estate-wise, the village of East Rochester has a great potential in growth. Located about 8 miles from Rochester's "Four Corners" by crow or a speedy ten miles by motor car, the village has been one of the most favored communities under the bequests of the late Kate Gleason. A swimming pool and acreage for a municipal park are among her generous gifts to the scenic community. Taxes, normally around $18, are held to a low level aided by industry. The residential areas are well planned with winding roads in true suburban style. There is considerable activity in new home building.

With a new lease on life, the East Rochester Chamber of Commerce, will help solve the critical parking situation to the satisfaction of the townspeople and the merchants. It will take time, but the effort will be rewarding to all concerned.

$20 millions of dollars is a lot of cabbage to send somewhere else to be spent. East Rochester will put up a good fight for its just share. (F.J.G.)

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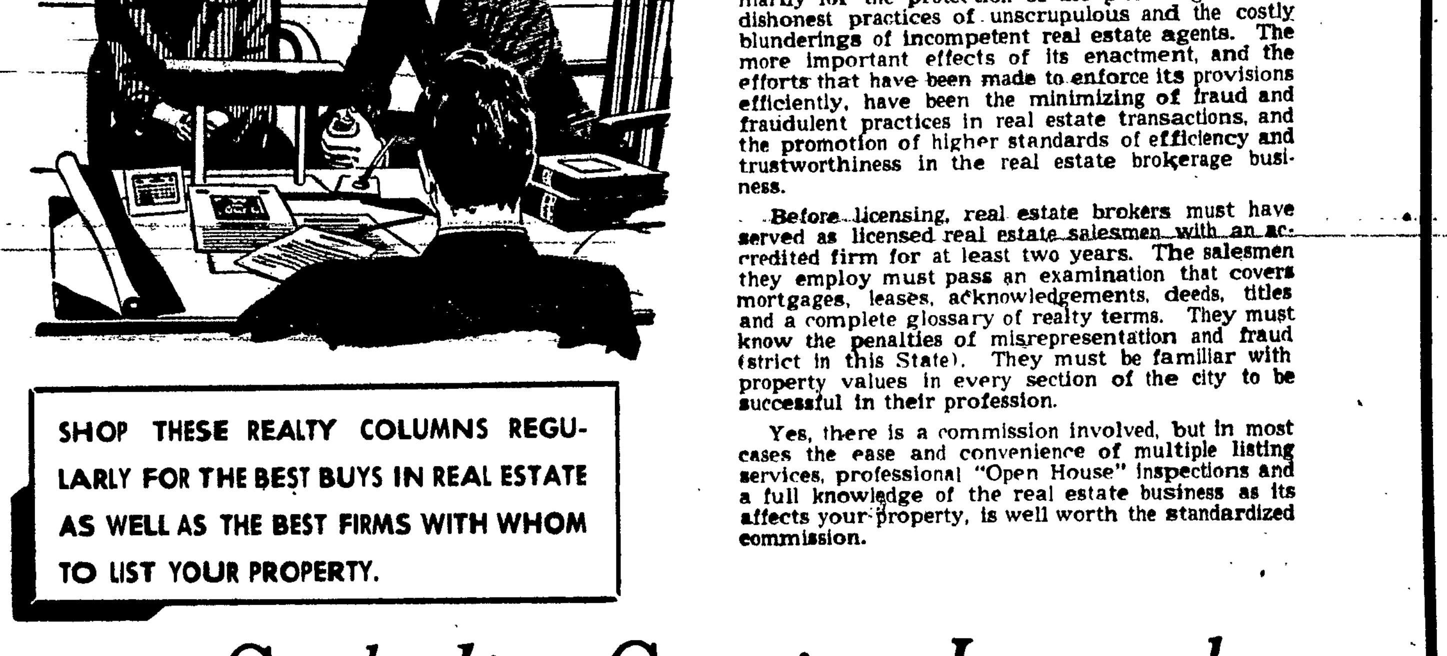

REAL ESTATE agents must be licensed, according to Article 12A of the Real Property Law of the State of New York. This statute was enacted, primarily for the protection of the public against the dishonest practices of unscrupulous and the costly blunderings of incompetent real estate agents. The more important effects of its enactment, and the efforts that have been made to enforce its provisions efficiently, have been the minimizing of fraud and fraudulent practices in real estate transactions, and the promotion of higher standards of efficiency and trustworthiness in the real estate brokerage business.

Before licensing, real estate brokers must have served as licensed real estate salesmen with an accredited firm for at least two years. The salesmen they employ must pass an examination that covers mortgages, leases, acknowledgements, deeds, titles and a complete glossary of realty terms. They must know the penalties of misrepresentation and fraud (strict in this State). They must be familiar with property values in every section of the city to be successful in their profession.

Yes, there is a commission involved, but in most cases the ease and convenience of multiple listing services, professional "Open House" inspections and a full knowledge of the real estate business as its affects your property, is well worth the standardized commission.

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