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SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 10-Q

[XX] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended: SEPTEMBER 30, 1997

or

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from to

Commission File Number: 1-6064

ALEXANDER'S, INC.
(Exact name of registrant as specified in its charter)

DELAWARE	51-0100517
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification Number)
PARK 80 WEST, PLAZA II, SADDLE BROOK, NEW JERSEY	07663
(Address of principal executive offices)	(Zip Code)

(201)587-8541
(Registrant's telephone number, including area code)

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

[X] Yes [ ] No

APPLICABLE ONLY TO ISSUERS INVOLVED IN BANKRUPTCY
PROCEEDINGS DURING THE PRECEDING FIVE YEARS

Indicate by check mark whether the registrant has filed all reports required to be filed by Sections 12, 13 or 15(d) of the Securities Exchange Act of 1934 subsequent to the distribution of securities under a plan confirmed by a court.

[ ] Yes [ ] No

As of October 31, 1997 there were 5,000,850 common shares outstanding.

ALEXANDER'S, INC.

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PART I. FINANCIAL INFORMATION

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS
(AMOUNTS IN THOUSANDS EXCEPT SHARE AMOUNTS)

	SEPTEMBER 30, 1997	DECEMBER 31, 1996
ASSETS:		
Real estate, at cost:		
Land	$ 45,999	$ 45,999
Buildings, leaseholds and Improvements (including $3,338 and $242 of construction in progress at September 30, 1997 and December 31, 1996)	117,618	114,280
Capitalized expenses and predevelopment costs	60,474	47,488
Total	224,091	207,767
Less accumulated depreciation and amortization	(40,681)	(39,375)
	183,410	168,392
Investment in unconsolidated joint venture	11,131	12,613
Real estate, net	194,541	181,005
Cash and cash equivalents	5,421	5,480
Restricted cash	4,135	5,620
Accounts receivable, net of allowance for doubtful accounts of $147 in each period	666	201
Receivable arising from the straight-lining of rents, net	7,008	5,984
Deferred lease and other expenses	12,152	9,966
Deferred debt expense	1,215	2,364
Other assets	3,277	965
TOTAL ASSETS	$ 228,415	$ 211,585

	SEPTEMBER 30, 1997	DECEMBER 31, 1996
LIABILITIES AND DEFICIENCY IN NET ASSETS:		
Liabilities:		
Debt	$ 208,222	$ 192,347
Amounts due to Vornado Realty Trust and its affiliate	7,033	6,207
Accounts payable and accrued liabilities	4,852	4,246
Other liabilities from discontinued operations	2,305	2,622
Minority interest	600	600
TOTAL LIABILITIES	223,012	206,022
Commitments and contingencies		
Stockholders' Equity:		
Common stock; $1.00 par value per share; authorized, 10,000,000 shares; issued 5,173,450	5,174	5,174
Additional capital	24,843	24,843
Deficit	(23,654)	(23,494)
	6,363	6,523
Less treasury shares, 172,600 shares at cost	(960)	(960)
Total stockholders' equity	5,403	5,563

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	$ 228,415	$ 211,585
	=========	=========

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS

(amounts in thousands except share amounts)

	FOR THE THREE MONTHS ENDED SEPTEMBER 30, 1997	SEPTEMBER 30, 1996	FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1997	SEPTEMBER 30, 1996
Revenues:				
Property rentals	$ 4,317	$ 4,315	$ 13,167	$ 11,768
Expense reimbursements	419	398	1,713	1,365
Equity in income of unconsolidated joint venture	1,280	666	3,895	2,616
Total revenues	6,016	5,379	18,775	15,749
Expenses:				
Operating (including management fee to Vornado of $210 and $630 each for the three and nine months ended September 30, 1997 and 1996, respectively)	1,501	1,481	5,378	3,984
General and administrative (including management fee to Vornado of $540 and $1,620 each for the three and nine months ended September 30, 1997 and 1996, respectively)	1,026	961	3,039	3,333
Depreciation and amortization	588	549	1,741	1,372
Total expenses	3,115	2,991	10,158	8,689
Operating income	2,901	2,388	8,617	7,060
Interest and debt expense (including interest on loan from Vornado)	(3,250)	(3,657)	(9,855)	(10,393)
Interest and other income, net	214	639	1,078	2,294
Loss from continuing operations	(135)	(630)	(160)	(1,039)
Income from discontinued operations	--	--	--	11,602
Net (loss) income	$ (135)	$ (630)	$ (160)	$ 10,563
Net (loss) income per share:				
Continuing operations	$ (.03)	$ (.13)	$ (.03)	$ (.21)
Discontinued operations	--	--	--	2.32
Net (loss) income	$ (.03)	$ (13)	$ (.03)	$ 2.11
Weighted average number of common shares outstanding during period	5,000,850	5,000,850	5,000,850	5,000,850

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(amounts in thousands)

	FOR THE NINE MONTHS ENDED	
	SEPTEMBER 30, 1997	SEPTEMBER 30, 1996
CASH FLOWS FROM OPERATING ACTIVITIES:		
Loss from continuing operations	$ (160)	$ (1,039)
Adjustments to reconcile loss from continuing operations to net cash (used in) provided by continuing operating activities:		
Depreciation and amortization (including debt issuance costs)	3,089	2,863
Straight-lining of rental income	(1,024)	(1,276)
Equity in income of unconsolidated joint venture (net of distributions of $5,376 and $4,262 in 1997 and 1996)	1,481	1,646
Change in assets and liabilities:		
Accounts receivable	(465)	(48)
Amounts due to Vornado Realty Trust and its affiliate	(1,787)	(1,585)
Liability for postretirement healthcare benefits	--	(1,169)
Accounts payable and accrued liabilities	606	742
Other	(2,320)	1,620
Net cash (used in) provided by operating activities	(580)	1,754
Net cash (used in) provided by discontinued operations	(317)	8,683
Net cash (used in) provided by operating activities	(897)	10,437
CASH FLOWS FROM INVESTING ACTIVITIES:		
Additions to real estate	(16,323)	(28,183)
Cash restricted for construction financing	928	2,126
Cash restricted for operating liabilities	557	8,402
Net cash used in investing activities	(14,838)	(17,655)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Issuance of debt	16,667	10,527
Debt repayments	(792)	(811)
Deferred debt expense	(199)	--
Net cash provided by financing activities	15,676	9,716
Net (decrease) increase in cash and cash equivalents	(59)	2,498
Cash and cash equivalents at beginning of period	5,480	8,471
Cash and cash equivalents at end of period	$ 5,421	$ 10,969
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash payments for interest (including capitalized interest of $6,982 and $6,452)	$ 15,489	$ 15,354

See notes to consolidated financial statements.

ALEXANDER'S, INC.
AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. CONSOLIDATED FINANCIAL STATEMENTS

The consolidated balance sheet as of September 30, 1997, the consolidated statements of operations for the three and nine months ended September 30, 1997 and September 30, 1996, and the consolidated statements of cash flows for the nine months ended September 30, 1997 and September 30, 1996 are unaudited. In the opinion of management, all adjustments (which include only normal recurring adjustments) necessary to present fairly the financial position, results of operations and changes in cash flows have been made.

Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted. These condensed consolidated financial statements should be read in conjunction with the financial statements and notes thereto included in the Company's 1996 Annual Report to Shareholders. The results of operations for the three and nine months ended September 30, 1997 are not necessarily indicative of the operating results for the full year.

2. RELATED PARTY TRANSACTIONS

Under a three-year management and development agreement (the "Management Agreement") with Vornado Realty Trust ("Vornado") which commenced March 2, 1995, Alexander's incurred fees of $937,000 in each of the three months ended September 30, 1997 and 1996 and $2,812,000 and $4,405,000 in the nine months ended September 30, 1997 and 1996. The fees for the nine months ended September 30, 1996, included $1,443,000 related to the completion of the redevelopment of the Rego Park I property in the quarter ended March 31, 1996.

In addition to the fee payable pursuant to the Management Agreement, the Company pays Vornado a leasing fee under the terms of its leasing agreement. Alexander's incurred leasing fees of $625,000 in each of the three months ended September 30, 1997 and 1996 and $1,875,000 in each of the nine months ended September 30, 1997 and 1996. Vornado is due $6,408,000 at September 30, 1997 under such agreement, subject to the payment of rents by tenants. The lease which Vornado had previously negotiated with Caldor on behalf of the Company for its Fordham Road property was rejected in June 1997 in Caldor's bankruptcy proceedings, resulting in $1,254,000 of previously recorded leasing fees payable and $1,507,000 of deferred lease expense being reversed in the quarter ended June 30, 1997.

In March 1995, the Company borrowed $45,000,000 from Vornado, the subordinated tranche of a $75,000,000 secured financing. The loan has a three-year term and presently bears interest at 15.60% (previously bore interest at 16.43% through March 1997). The Company incurred interest on its loan from Vornado of $1,794,000 and $1,889,000 in the three months ended September 30, 1997 and 1996, of which $1,317,000 and $1,045,000 were capitalized. Interest on the loan was $5,420,000 and $5,627,000 in the nine months ended September 30, 1997 and 1996, of which $3,796,000 and $2,882,000 were capitalized.

ALEXANDER'S, INC.
AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

3. CONTINGENCIES

Paramus Property

The Company owns 39.3 acres of land, including its former store building, located in Paramus, New Jersey. Approximately 9 acres located on the property's periphery are subject to condemnation by the State of New Jersey. Alexander's and the New Jersey Department of Transportation ("DOT") have entered into an agreement, pursuant to which the DOT will pay Alexander's $14,700,000 and convey an adjacent parcel of land to it in exchange for the 9 acres. Further, the Company will be granted an access permit which will allow it to develop up to approximately 600,000 square feet on the remaining acreage. The development of the 600,000 square feet is subject to municipal approvals. During the fourth quarter ended December 31, 1997, the Company expects to record a gain on the involuntary conversion of approximately $14,200,000 and a charge of up to approximately $5,400,000 to write-off the book value of the building or a portion thereof which is to be razed.

Environmental Matters

The results of a 1993 Phase I Environmental Study at the Kings Plaza Shopping Center property ("Center") - a 50% owned joint venture - showed that certain adjacent properties owned by third parties have experienced contamination by petroleum hydrocarbons. The Center commissioned a Phase II Environmental Study and Contamination Assessment/Site Investigation in June 1997 to evaluate and delineate environmental conditions. These additional reports indicate that the Center is required to engage in remediation activities at the property due to the presence of petroleum and other hydrocarbons. Management believes that the remediation will not have a material adverse effect on the Company's financial condition and results of operations.

The Company is aware of the presence of asbestos-containing materials at several of its properties and believes that it manages such asbestos in accordance with applicable laws. The Company plans to abate or remove such asbestos as appropriate.

Caldor Corporation ("Caldor")

Property rentals from Caldor, which filed for relief under Chapter 11 of the United States Bankruptcy Code in September 1995, represented approximately 25% and 36% of the Company's consolidated revenues for the nine months ended September 30, 1997 and the year ended December 31, 1996. Caldor rejected its Fordham Road lease effective June 6, 1997 and accordingly, no longer pays rent; Alexander's has filed a claim for damages based on such rejection. The annual base rental under this lease was $3,537,000 (approximately 15% of the Company's consolidated revenues). The rejection of the Fordham Road lease and the loss of property rental payments, if any, under the Caldor lease for the Flushing property, could have a material adverse affect on the Company's financial condition and results of operations.

ALEXANDER'S, INC.
AND SUBSIDIARIES

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Certain statements made in this report may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 (the "Reform Act"). Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such factors include, among others, the following: general economic and business conditions, which will, among other things, affect demand for retail space or retail goods, availability and creditworthiness of prospective tenants, lease rents and the terms and availability of financing; adverse changes in the real estate markets including, among other things, competition with other companies and technology; risks of real estate development and acquisition; governmental actions and initiatives; and environmental/safety requirements.

RESULTS OF OPERATIONS

The Company's revenues, which consist of property rentals, tenant expense reimbursements and equity in income of unconsolidated joint venture were $6,016,000 in the quarter ended September 30, 1997, compared to $5,379,000 in the prior year's quarter, an increase of $637,000. Revenues were $18,775,000 for the nine months ended September 30, 1997, compared to $15,749,000 for the prior year's nine months, an increase of $3,026,000.

Property rentals were $4,317,000 in the quarter ended September 30, 1997 compared to $4,315,000 in the prior year's quarter, an increase of $2,000. This increase resulted primarily from rent from leases commencing during the quarter ended June 30, 1997 with Circuit City, Bed Bath & Beyond and Old Navy for the remaining 112,000 square feet at the Company's Rego Park I property, offset by the loss of rent resulting from Caldor's rejection of its Fordham Road lease - see Liquidity and Capital Resources. Property rentals for the nine months ended September 30, 1997 were $13,167,000 compared to $11,768,000 for the prior year's nine months, an increase of $1,399,000. In addition to the items noted above, the increase in the nine months reflected nine months of paid parking and rents for 234,000 square feet of the Company's Rego Park I property, compared to seven months in 1996.

Tenant expense reimbursements were $419,000 in the quarter ended September 30, 1997, compared to $398,000 in the prior year's quarter, an increase of $21,000. Tenant expense reimbursements for the nine months ended September 30, 1997 were $1,713,000 compared to $1,365,000 for the prior year's nine months, an increase of $348,000. These increases reflect a corresponding increase in operating expenses passed through to tenants as a result of nine months of operations at the Company's Rego Park I property this year, compared to seven months in 1996.

Equity in income of unconsolidated joint venture ("the Kings Plaza Shopping Center") was $1,280,000 in the quarter ended September 30, 1997, compared to $666,000 in the prior year's quarter, an increase of $614,000. Equity in income of the Kings Plaza Shopping Center was $3,895,000 for the nine months ended September 30, 1997, compared to $2,616,000 in the prior year's nine months, an increase of $1,279,000. These increases resulted primarily from higher rents.

Operating expenses were $1,501,000 in the quarter ended September 30, 1997, compared to $1,481,000 in the prior year's quarter, an increase of $20,000. Operating expenses were $5,378,000 in the nine months ended September 30, 1997, compared to $3,984,000 in the prior year's nine months, an increase of $1,394,000. These increases resulted primarily from nine months of operations at the Rego Park I property this year compared to seven months in 1996. The increase for the third quarter of 1997 was partially offset by a charge to bad debt expense in the prior year's quarter.

General and administrative expenses in the quarter ended September 30, 1997, were substantially unchanged from the prior year's quarter. General and administrative expenses were $3,039,000 in the nine months ended September 30, 1997 compared to $3,333,000 in the prior year's nine months, a decrease of $294,000. This decrease resulted primarily from lower professional fees.

Interest and debt expense was $3,250,000 for the quarter ended September 30, 1997 compared to $3,657,000 for the prior year's quarter, a decrease of $407,000. Interest and debt expense was $9,855,000 in the nine months ended September 30, 1997 compared to $10,393,000 for the prior year's nine months, a decrease of $538,000. These decreases resulted primarily from more interest expense being capitalized on redevelopment projects in 1997, offset by interest on the Rego Park I debt being charged to income for nine months this year versus seven months last year.

Interest and other income, net was $214,000 in the quarter ended September 30, 1997, compared to $639,000 in the prior year's quarter, a decrease of $425,000. Interest and other income, net was $1,078,000 in the nine months ended September 30, 1997, compared to $2,294,000 in the prior year's nine months, a decrease of $1,216,000. These decreases resulted primarily from the amortization of deferred gains in connection with the Company's postretirement healthcare benefits and refunds in the prior year.

Discontinued Operations

The Company recorded income from discontinued operations of $11,602,000 in the quarter ended June 30, 1996 comprised of (i) $9,602,000 from the settlement of a tax certiorari proceeding against the County of Nassau for overpayment of taxes on its former Valley Stream Store property and (ii) $2,000,000 from the reduction of "Other liabilities from discontinued operations".

LIQUIDITY AND CAPITAL RESOURCES

Alexander's current operating properties (five of its nine properties) do not generate sufficient cash flow to pay all of its expenses. The Company's four non-operating properties (Lexington Avenue, Paramus, the Kings Plaza Store (which became operational in October 1997) and Rego Park II) are in various stages of redevelopment. As rents commence from a portion of the redevelopment properties, the Company expects that cash flow will become positive.

The Company estimates that its capital expenditure requirements for redevelopment projects will include: (i) approximately $350,000 to complete the Rego Park I project, (ii) the redevelopment of the Paramus property at a cost of approximately $60,000,000 to $70,000,000, (iii) the redevelopment of the Kings Plaza Store property at a cost of approximately $2,000,000 and (iv) improvements to the Kings Plaza Shopping Center at a cost of approximately $15,000,000. Further, the Company is evaluating redevelopment plans for the Lexington Avenue site, which may involve razing the existing buildings (in which case, the carrying cost of approximately $15,000,000 would be written-off) and developing a large multi-use building requiring capital expenditures in excess of $300,000,000. While the Company anticipates that financing will be available after tenants have been obtained for these redevelopment projects, there can be no assurance that such financing will be obtained or if obtained, that such financings will be on terms that are acceptable to the Company. In addition, it is uncertain as to when these projects will commence.

ALEXANDER'S, INC.
AND SUBSIDIARIES

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Property rentals from Caldor, which filed for relief under Chapter 11 of the United States Bankruptcy Code in September 1995, represented approximately 25% and 36% of the Company's consolidated revenues for the nine months ended September 30, 1997 and the year ended December 31, 1996. Caldor rejected its Fordham Road lease effective June 6, 1997 and accordingly, no longer pays rent; Alexander's has filed a claim for damages based on such rejection. The annual base rental revenue under this lease was $3,537,000 (approximately 15% of the Company's consolidated revenues). The rejection of the Fordham Road lease and the loss of property rental payments, if any, under the Caldor lease for the Flushing Property, could have a material adverse effect on the Company's financial condition and results of operations. In addition, Caldor failed to meet certain financial tests required under the Company's Fordham Road mortgage. As a result, the Company was required to remit the net cash flow from the Fordham Road Property into an account of the lender as additional payments under the loan. The amount remitted to the lender for the nine months ended September 30, 1997 was $407,000.

The Company's leases with Circuit City, Bed Bath & Beyond and Old Navy for the remaining 112,000 square feet at its Rego Park I property commenced during the second quarter of 1997. In addition, the Company's lease with Sears for 289,000 square feet at its Kings Plaza Store property for use as a full-line department store commenced in October 1997.

In March 1997, the Company extended its Rego Park I construction loan for one year maturing on March 30, 1998. As of September 30, 1997, $75,000,000 was funded under such construction loan (approximately $16,667,000 was borrowed in the nine months ended September 30, 1997). The loan bears interest at LIBOR plus 1.00% (6.66% at September 30, 1997). The Company has also agreed with the construction lender to refinance the existing loan through the issuance of rated commercial mortgage backed securities.

The Company estimates that the fair market values of its assets are substantially in excess of their historical cost and that there is additional borrowing capacity. Alexander's continues to evaluate its needs for capital which may be raised through (a) property specific or corporate borrowing, (b) the sale of securities and (c) asset sales.

Although there can be no assurance, the Company believes that these cash sources will be adequate to fund cash requirements until its operations generate adequate cash flow.

CASH FLOWS

Nine Months Ended September 30, 1997

Cash used in operating activities of $580,000 was comprised of a net loss of $160,000 and the net change in operating assets and liabilities of $3,966,000, partially offset by the net change in non-cash items of $3,546,000. The adjustments for non-cash items are comprised of (i) depreciation and amortization of $3,089,000 and (ii) equity in income of unconsolidated joint venture of $1,481,000, offset by the effect of straight-lining of rental income of $1,024,000.

Net cash used in investing activities of $14,838,000 was comprised of capital expenditures of $16,323,000, offset by the release of 1,485,000 of restricted cash.

ALEXANDER'S, INC.
AND SUBSIDIARIES

MANAGEMENT'S DISCUSSION AND ANALYSIS OF
FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Net cash provided by financing activities of $15,676,000 was comprised of borrowings under the Rego Park I construction loan of $16,468,000 (net of debt issuance cost), offset by repayments of debt of $792,000.

Nine Months Ended September 30, 1996

Cash provided by operating activities of $10,437,000 was comprised of (i) net cash provided by discontinued operations of $8,683,000 (proceeds from settlement of tax certiorari proceedings, net of payment of allowed general unsecured claims) and (ii) $2,194,000 from results of operations (net loss from continuing operations of $1,039,000 offset by non-cash items of $3,233,000), offset by (iii) a net change in operating assets and liabilities of $440,000.

Net cash used in investing activities of $17,655,000 was comprised of capital expenditures of $28,183,000, offset by the release of cash restricted for operating liabilities of $10,528,000.

Net cash provided by financing activities of $9,716,000 was comprised of proceeds from the issuance of debt of $10,527,000, offset by repayments of debt of $811,000.

RECENTLY ISSUED ACCOUNTING STANDARD

In February 1997, the Financial Accounting Standards Board adopted Statement No. 128 "Earnings Per Share". The statement is effective for fiscal years ending after December 15, 1997. The Company believes that this pronouncement will not have a material effect on its net income (loss) per share.

PART II. OTHER INFORMATION

ITEM 6. EXHIBITS AND REPORTS ON FORM 8-K.

(a) Exhibits: The following exhibits are filed with this Quarterly Report on Form 10-Q.

27 Financial Data Schedule

(b) Reports on Form 8-K

None

ALEXANDER'S, INC.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

ALEXANDER'S, INC.

(Registrant)

Date: November 6, 1997

/s/ Joseph Macnow

JOSEPH MACNOW
Vice President - Chief Financial
Officer and Chief Accounting Officer

ALEXANDER'S, INC.

EXHIBIT INDEX

EXHIBIT NO.		PAGE NUMBER IN SEQUENTIAL NUMBERING
27	Financial Data Schedule	15

This schedule contains summary financial information extracted from the Company's unaudited financial statements for the nine months ended September 30, 1997 and is qualified in its entirety by reference to such financial statements.

9-MOS
DEC-31-1997
SEP-30-1997
5,421
0
666
147
0
0
224,091
40,681
228,415
0
208,222
0
0
5,174
229
228,415
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18,775
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5,378
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(160)
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0
0
(160)
(.03)
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