326 Condos

NOVI - Walled Lake, Shoreline Condos. 1 bedroom, garage, washer & dryer, 2nd floor unit, immediate occupancy, asking $45. Call Bruce Lloyd at Meadowmanagement 348-5400

NOVI - 23723 Stonehenge Blvd. - Shown by appointment, $78,900. 2 bedroom, ranch-style, large patio, garage. No basement. 569-4736

NOVI - 3 bedroom ranch, full basement - completely redecorated, $89,900, must see! Call for appointment. 348-7472

OPEN SAT. 1–4pm
Fabulous Meadow Creek Condo with all the amenities! Floating fireplaces, 3 bedroom, library, first floor laundry too! All at affordable price. Call:
Phyllis Livingstone
Real Estate One
851-1900 »

OPEN SUNDAY 1-4
Prime Downtown Birmingham. Sharp 2 bedroom, new upscale kitchen, attached garage. $118,900. 539 N. Woodward, B. of Oak.
ASK FOR GINNY BECERRA
Merrill Lynch Realty
645-6000

OPEN SUNDAY 1-4
4225 Sawgrass, Bloomfield Hills
(South of Long Lake
East of Middlebelt)
LAND CONTRACT
LEASE OPTION
WABEEK FAIRWAYS
Lots of extras in this quality condominium. Updated kitchen with new ceramic counter and floor, 2 family rooms, library plus paneled office, 2½ baths, large tiered decks. This is one you don't want to miss! $214,500 H-34871
HANNETT, INC.
REALTORS
646-6200

(OPEN TODAY 5-8pm)
HIGHLAND LAKE Township living at its best. 2 bedrooms, dining room, new kitchen, family room, fireplace, 1½ baths and basement. Mint condition with many updated features. $89,900
HARRY B.
WOLFE
421-5660

PINE HOG CONDO
2 bedrooms, full & 2 ½ baths, 2 fireplaces. Great view of golf course, $183,000 625-0531

PLYMOUTH
Cedar, contemporary condo, located in forest at Haggerty. Central air, 2 bedrooms, 2 baths, glass walls, large view deck. Skylights, green house window, kitchen appliances included. $137,000 348-4550
ERA RYMAL SYMES

326 Condos

PLYMOUTH CONDO
Wedgewood Village - immediate occupancy. Lovely 2 bedroom, dining room, natural fireplace, country kitchen, 1½ baths, powder room, full basement, 1 car attached garage.
CENTURY 21
COLE REALTY 937-2300

PLYMOUTH-Quiet self, 2 bedroom, full basement, 1 car attached garage, fully landscaped, bank appraised at $88,000 will take $80,000. Call after 5pm, 420-0035

PRICE REDUCED
Our Royal Oak 1 bedroom condo that includes appliances, laundry facilities and carport. Land contract terms are available. Yours for $51,500.
LINDA HARRISON
RALPH MANUEL
647-7100, Res. 540-9358

PRIVATE LOCATION
In City of Bloomfield Hills, ranch condo, 2 bedroom, 2½ baths, great room, 2 car attached garage, private deck, vaulted ceilings, recessed lighting. This has it all. 170 East Hickory Grove, Bloomfield Hills.
HOWARD T. KEATING
646-1234

RANCH CONDOMINIUM
In serene Bradbury Park. A two bedroom ground floor unit with large kitchen and formal dining area, plus central air, basement, private entry, carport, full equipped clubhouse with pool, and a great price of just $77,500!
Wm.
DECKER
455-8400

RELAX & ENJOY
3 bedroom, 2½ bath move-in condition Bingham Woods condo with 2 fireplaces, cathedral ceiling, whirlpool tub, double deck, custom court yard & more. Immediate possession. $264,900
RED CARPET
KEIM - BIRMINGHAM
645-5800

ROCHESTER - OPEN HOUSE
Sunday, November 13, 1-4
Sharp, finished walk-out basement, 2 car garage, and unit, fireplace. 382 Willingcrove. Bob Johnston. Re/Max Professionals. 651-6558

BY OWNER in Southfield: 2 bedroom condo with immediate occupancy. Separate dressing room can be reconverted to bedroom, mirror bi-folds, ceiling fan, vertical blinds, all appliances including washer & dryer, excellent condition. $53,900. 357-3804

326 Condos

ROCHESTER: 2 Bedroom End Unit, 2½ bath, loft, 2 car garage, walk-out basement. All appliances. Immediate occupancy. $129,500. 852-0672

LARGE 1 bedroom unit, 2nd floor, with security intercom system, appliances included. Priced for immediate sale. $39,500. Furniture available $1,500 extra. 11 Mile Rd. & Greenfield area. Call...

Jim DePorre
REAL ESTATE ONE
644-4700

SOUTHFIELD CONDO
Greenbrooke. Great location, well maintained 2 bedroom, 2½ bath townhouse, fireplace, pool, 2 covered parking spaces, new roof, newly painted exterior, $79,900.
ASK FOR SHAHON KEAR
Merrill Lynch
Realty
626-9100 682-1121

THE WOODS CONDO - Just reduced. 1 bedroom, first floor, with carport. Immediate occupancy, lovely clubhouse with year round heated pool. Only $69,900.
LAUREL WOODS - 2 bedroom, 2 bath ranch on first floor with heated Florida room and garage. Walking distance to Laurel Park Place. Convenient to expressways. Call Esther Baizer.
MAYFAIR 522-8000

TROY CONDO - Wattles Creek. By Owner. 2 bedroom, 1½ baths, fireplace. Security system. Clubhouse. Pool. Neutral tones. Updated + extras. Sundays Open House. $98,500. 362-4294

TROY - Immaculate 2 bedroom, 1½ bath townhouse in Northfield Hills. Family room, finished basement, new carpet, central air, garage, pool. HMS 528-0775

TROY-NORTHFIELD HILLS, Crooks & Long Lake area. 1798 Brentwood. 3 bedrooms, 2½ baths, fireplace, garage. $105,900. 641-9484

TROY
Northfield Hills Condo
3 bedrooms, 1½ baths, full basement, hardwood floors in dining room and kitchen, central air, all appliances including washer & dryer. Move in condition. Immediate occupancy. $90,900. Also available for lease, lease/option. Ask for
SYLVIA GALLANT
RALPH MANUEL
Office, 647-7100, Res. 258-5648

TROY
Northfield Hills Condo
3 bedrooms, 1½ baths, full basement, hardwood floors in dining room and kitchen, central air, all appliances including washer & dryer. Move in condition. Immediate occupancy. 1½ months security deposit, plus $100 cleaning fee. $1100 month. Ask for
SYLVIA GALLANT
RALPH MANUEL
Office, 647-7100, Res. 258-5648

VILLAGE GREEN - FARMINGTON
28411 W. 8 Mile Rd. 2 bedroom, 1 bath, 3rd floor unit with balcony, complete kitchen & more. L.C. terms available at $53,000.
Call Bruce Lloyd at
Meadowmanagement 348-5400

WALLED LAKE-Hidden Meadows Ranch, 2 bedroom, 2 baths, finished basement, attached garage, air conditioning. $89,900. 624-1711

WALLED LAKE
Lakeside Condo
2 bedroom townhouses, completely remodeled (only 4 left)
$44,900
Marabenian & Associates. 624-5373

WALLED LAKE, 2 bedroom, 1½ bath townhouse, finished basement, separate laundry, central air, 1 car garage/opener, kitchen appliances, window treatment. Open 1-5, Sat.-Sun. 245 Aspen (11 Mile & Decker), Walled Lake. $70,500. 624-6753

WATERFRONT RANCH CONDO. Move into this stunning 3 bedroom, 3 bathroom condo, decorated in lovely neutrals with levelors, skylights, fireplace, custom kitchen, ceramic entry, marble fireplace, large deck. Master bedroom has shower and jacuzzi tub. Burglar alarm, guard at entry and much more. Asking $234,900 (MD)
RED CARPET KEIM
Associates, Inc. 855-9100

WEST BLOOMFIELD - Prime Location! Gorgeous, professionally decorated 3 bedroom, 2½ bath townhouse unit with contemporary flair, italian ceramic tile in kitchen & large breakfast room. Stunning family room in lower level. Living room has mirrored wall & marble fireplace. Track lighting, custom fixtures. 2 car attached garage and all appliances. Immediate possession. Reduced to $138,000. Ask for Lana
Century 21 Northwestern 626-8000

W. BLOOMFIELD - GREENPOINTE - 2 bedroom 2 full bath ranch, skylight, fireplace, custom decorator, neutral colors, private courtyard, 2 car attached garage, pool & tennis courts, immediate occupancy. CROSSWINDS REALTY
661-5233

W. BLOOMFIELD - New and ranch unit. 3 bedrooms, 1½ baths, large deck, full basement, 2 car garage, heated pool. $101,900 plus extras. Interlake Inc. 661-5511

W. BLOOMFIELD - Potomac Townhill, 3 bedroom, 2½ bath, end unit, 2 car attached garage, neutral decor, marble fireplace, central air, immediate occupancy. Reduced to $136,000. 661-83-9

328 Duplexes Townhouses

BLOOMFIELD HILLS TOWNHOUSE
Priced to sell - beautiful, quiet neighborhood. 3 bedrooms, 2½ baths, fireplace, hardwood floors, A.C., lower level walk-out to private 2 car garage. 357-3827 201-271-6775

NOVI Townhouse, 3 bedrooms, 2½ baths, walk-out basement, deck, central air, attached 2 car garage. 1½ yrs. old, nice decor. 349-6558

330 Apartments

CENTRAL BIRMINGHAM
OPPORTUNITIES!
See: Investment Properties
Class 356

PLYMOUTH - City of, on Ann Arbor Trail, 4 unit building, 3700 sq. ft. Storage bars - 1232 sq. ft. Potential additional units. Renovated, upgraded, maintenance free exterior. Tastefully decorated. Gross income $33,900/yr. Fully occupied, year leases. Owner. 522-1966 451-1411

PLYMOUTH - 6 unit apartment building - all 3 bedroom with over 900 sq. ft. of living area in each. Located in downtown area. Building has 12 years old. $270,000. Call for details.
Century 21, Gold Key. 255-2100

Several apartment buildings, 14-216 units. Good location, good cash return. Please qualified buyers only. Call Jim Whyard.
LAURENCELLE
ASSOCIATES
258-6200

332 Mobile Homes For Sale

ACE 1 MOBILE HOMES has used homes available to fit any price range or budget. We also need more homes, will sell pay $30 to $80 regardless if it sells. To see if your home qualifies call 942-0640

A 1 HOMES - All double wide, 3 bedrooms, 2 baths, new, $32,900. 1979 2 bedroom, 1 bath, large country kitchen, new carpet, clean. $13,900.
1968 3 bedroom on lot, $7,500. 10% down - low monthly payments. Sales open 7 days.

NORTH MOBILE HOMES
5840 BELLEVILLE RD
Belleville Mich 699-7366
We will buy your home or trailer

BOANZA - 1975, 14x70 with deck, 2 bedrooms, 1½ baths, appliances & 2 window air conditioners. $12,000. Call eves. 437-1318

COLONADE 14x70, 2 bedrooms, 2 baths, appliances, Fireplace, Shed. 13 Mile & Novi Rd. $14,500. 669-8964 or 291-2926

DARLING MANUFACTURED HOMES - announces the opening of their newest sales location in Plymouth Hills. 65 duel sites to open Nov. 15. New & used homes on display in existing family area for immediate occupancy.
459-7333

FAIRMONT, 1984, must sell, sacrifice, 14 X 70, 2 bedroom, 2 full baths, all appliances, Fireplace. $34-1600 or 326-7873

FARMINGTON HILLS
LESS THAN $385 MO.
Suitable for a couple
Little Valley 8 Mile & Merriman Rd.
474-6500

FARMINGTON HILLS/NOVI AREA
HIGHLAND HILLS
1986 SKYLINE 14 x 70, House type siding, shake roof, central air, 2 bedrooms, 2 full baths, wood shed, skylights, island kitchen. Must be seen. Immediate occupancy.
.....$27,200

1980 MARLETTE 14 x 70, Premium lot, central air, deck, shed, refrigerator, storms & screens, large covered porch, 2 bedrooms, 1½ baths, skylight, fireplace. Least & most comfortable for one, two or three people. Very clean...$28,500

1981 VICTORIAN 14 x 70 with 7/24 expando - 1108 sq. ft. of living space two large bedrooms 1½ baths, new kitchen cupboards and floor, all kitchen appliances, fireplace, new carpet, 10 x 12 deck, covered front porch, immediate occupancy.....$28,200

A1982 VICTORIAN 14 x 70 with 7/24 expando, central air, large Florida room with attached shed. New Thermo pane windows through out, entire home, pantry, awnings, extra insulation, immediate occupancy. Priced to sell..$34,700

1982 VICTORIAN 14 x 70 with 7/24 expando, 2 bedrooms, 1½ baths, all appliances, beautiful Florida room, covered front porch, house type siding, shake roof, central air, deck. Like new. Priced at only...$35,800

HIGHLAND HILLS is located on Dixie Hwy. 1 mile north of Clarkston River, on Mile W. of Haggerty
CALL JOANNE
Mon-Fri 10AM-6PM for appt
474-0320
offered by:
QUALITY HOMES

LIVE IN CANTON
Custom order Ranch, 3 bedroom, 2 bath with lots of extras, $815 down, $458 monthly including lot. Call Act 1 Mobile Homes. 942-0640

332 Mobile Homes For Sale

NEW SENSATION
NEW MOBILE PARK COMMUNITY
Sensational Locations:
I-94, I-275, U.S. 12, U.S. 23, M-14
SENSATIONAL: models on display.
SENSATIONAL: lot choices (Lease now you are appreciated)
ACADEMY POINT 397-1110

NOVI - Victorian 14 x 70 Porch, fireplace, 2 bedrooms, 1½ baths, pantry, kitchen, air, appliances, stereo, shed, excellent condition. $22,500 with $600 rent credit 474-6329

PARKWOOD 1978, 14X70, 2 bedrooms, extra large deck, lot available, maintenance free, $17,500, immediate occupancy 752-2320

PLYMOUTH HILLS & LITTLE VALLEY
("it doesn't get any better")
Up to date Plymouth Hills area, call any of these locations
Ann Arbor 699-2026
945-9340 397-1110

REDMAN 1968 - 2 bedroom, shingle roof, storm/screen, oak paneling, jacuzzi, must sell.
481-1668 561-7577

REGENT 1972- 2 bedroom mobile home, gas heat, air conditioned, $7000, or best offer. Quiet park, Westland. 522-8373

ROCHESTER ESTATES - 3 bedroom, 1½ bath, very clean, affordable home, in country setting. A steal at $17,500. L637
Rochester Estates, vacant, single wide with expando, clean home, move in ready. $14900. Assume mortgage, or lease lot, down payment only $473 includes lot rent. M530
Rochester Estates - 1972 Concord, 14x65, very clean home, recently redecorated, a steal at $11,900. T533
Rochester Estates - Champion 12x60, sharp, high quality home, in country community, $1398 moves you in. Monthly payment including lot payment only $442.
Earl Keim - McHugh Malcolm
474-6500

SKYLINE 1987- 14x60, appliances, air. Reduced for immediate sale. Was $17,995. Now $13,995. Call Bill, Days: 582-6328 Eves: 397-0672

SPECIAL OFFER
$1,000 Bonus you
into your own home
Mobil Home Brokers 585-0606

VINDALE-2 bedroom, bay windows, living room expando. Wisom area, immediate occupancy. $15,000.
Call Bob. 682-2443

333 Northern Property For Sale

CANADIAN LAKES, Macosta County. 3000 sq ft. custom built home, year round, maintenance free. Many extras. $95,000. 675-5764

EXCELLENT HUNTING - 76 wooded acres with large mobile home in Kalkaska County. Asking $59,000 or best offer. After 5pm 431-4864 or anytime 616-369-2423

GRAYLING-2½ acres bordered state property. 3 bedroom, 2 bath, cost shed with carport. Good recreation area. $39,900. 675-5764

HARBOR SPRINGS
360 degree view! Just 8 miles from town, this building site enjoys spectacular sunsets over Lake Michigan & sunrises over the rolling hills. $75,000. Call John Carr,
616-347-1405
COLDWELL BANKER
SCHMIDT REALTORS

KELSEY LAKE LODGE
A private getaway from it all! 640 acres of rolling hills in NE Michigan. 40 acre lake situated in the center of the property. Deer, turkey - wild life abound everywhere! Nearby landowner, main house, lodge, caretaker's house, summer house, boathouse, T-dock & much more. $800,000. Call
Real Estate One
Of Presque Isle
517-734-2141

WATERFRONT
NEW LUXURY CONDOMINIUMS
THE SANDS
Between Traverse City & Charlevoix
Lake Michigan sandy beach
Golf privileges
in village near Marine
City, Petoskey, Harbor Springs
1 & 2 Bedrooms with garage
From $99,900
Call or Write for Brochure
REAL ESTATE ONE
10268 U.S. 31
Elk Rapids, MI 49629
(616) 264-5611

334 Out Of Town Property For Sale

HILTON HEAD, 8 C-2 bedroom, 2½ bath townhouse, 1200 sq. ft., fireplace, fully furnished. Pool and tennis courts. $42,900. 353-8047

LAPEER COUNTY, compare this attractive 5 bedroom brick ranch, 2½ baths, family room with fireplace, large kitchen with 10 ft. snack bar, formal dining room, upstairs utility room, attached 2 car garage. 30 x 70 basement with outside entry, 2 office rooms, large recreation room. Over 8 acres, 2 spring fed ponds, 2 storage buildings, located 8 miles NE of Lapeer. Owners relocating. Priced to sell. $100,000. Bill Schlaud Realty. 313-688-3641

335 Time Share For Sale

ORMOND BEACH, FLA. Condo, 1 room living quarter, bath, living room, dining room and kitchen. Located in hotel with pool. Available for 1 week and is exchangeable for another unit anywhere in world. $7,500. Call: 624-3887 or 642-1620

336 Florida Property

ANNA MARIA ISLAND, 1 bedroom condo, ground level, completely furnished on the Gulf, excellent rental income, picture available. 618-931-7241

FLORIDA PROPERTY - 2 lots, 80'x125', in Port Charlotte. $4,000 each, firm. 545-3320

FREE
FLORIDA SEMINAR!
...If you're considering buying in Florida, all the information you want to know will be discussed at our seminar.
WHEN:
THURSDAY NOV. 17, PM
WHERE:
Vacation Properties Network
700 South Woodward, Birmingham
RSVP: 645-8700 or 1-800-477-1710

FT. MYERS - Spacious 2 bedroom, 1½ bath Eagle Ridge condo, on golf course. Beautifully furnished, air, pool, tennis, many extras. Call collect.
313-651-7876

GULF COAST
PORT CHARLOTTE
2 bedroom, 2 bath condos.
Pre-construction discount.
FROM $42,900.
1-800-541-2831
POVIA-BALLANTINE CORP.

ORLANDO Atrium Condo, Ventura Golf Community. 2 bedroom/2 bath, balcony, 18 hole golf course, pool, tennis. $52,500. Furnished: $55,500.
1-407-277-5822

ROTONDA WEST - Golf Court New Condo. 2 bedroom, 2 bath, 2nd floor, heated pool. Asking $71,900. Call
or Write: J. E. Weiler, 434 Exuma Ct., Punta Gorda, Florida, 33950.

337 Farms For Sale

READY FOR HORSES
• Walled Lake, 5 acres with horse barn & 24x36 ft. ht. frame, 1 bedrooms, 1½ baths, 2 fireplaces, finished basement, total more... $175,000. 45450 Pontiac Trail, Call Bruce Lloyd - broker 348-5400

338 Country Homes For Sale

ORTONVILLE - HOLLY area, 25 minutes N. of Silverdome exit. Easy access to I-75. Completely restored strikingly attractive historic farm house built approx 150 years ago. Over 2600 sq. feet, 4 bedrooms, 3 baths, completely renovated about 18 months ago, modern kitchen, impressive vaulted master bedroom with large walk in closet, oversize 2½ car garage includes 4 classic barn, nearly re-roofed lots of room for horses and farm pets, located on approx 9 acres of rolling hills, lots of trees, beautiful view. Adjoins several hundred acres of state land with hunting & fishing. $155,000. After 7pm. 634-7540

339 Lots and Acreage For Sale

ACREAGE
15 acres. Novi. A great buy.
473-7878

ACRES (2.18) 190 ft. x 500 ft. on paved road, Grand River & Napier, area. Excellent building site suitable for horses. Call 624-1300

BIRMINGHAM
Corner lot, East of Eton, North of Maple, 71x149 645-3456

BIRMINGHAM: Rare 80 ft. X 140 ft. lot on 1 of Birmingham's most desirable streets. In the Mile W. of Downtown. $185,000. Call 540-4447

BRIGHTON
1 acre wooded, bed sanctuary in back, ready to build. Appraised $39,000. 449-2301

BUILD YOUR OWN ESTATE
Beautiful 282 acres located in Manchester, over one half wooded with wildlife, ponds, meadows, winding through. See today! $325,000.
Call Deb Dugdale
Charles Reinhart Realty
971-6070 Eves 475-8303

CITY OF BLOOMFIELD HILLS
Approximately 1.25 acres in prime location. One of few available. $185,000.
HALL & HUNTER
644-3500

FARMINGTON HILLS
Vacant land, almost 1 acre with trees & creek on back of property in area of $150,000-$180,000 homes. Build your dream home. $56,000
Call Walter Briggs
449-4350
ERA RYMAL SYMES

FOUR ACRES-Horsetrails, 8 Mile & Napier Rd. Wooded, pond, private road, perked, surveyed, $42,500. 348-1964 or 425-0090

INDUSTRIAL LOT FOR SALE
Lease, just off Jeffries Freeway
Call: 261-0130

BEAUTIFUL Lakefront building site on Brighton's Bitten lake. Large mature trees, great site for walk-out. Easy highway access. $39,900. Call Jeff, The Michigan Group 227-4800

INVESTORS & speculators - Northville is expanding. Beautiful 5 acre site available. Half wooded, 4 miles pole barn. Good well. Chubb Rd. near 7. Call owner 348-3127

LAKE SHANNON
40 acres, water privileges, high and rolling. $29,900 (248)751-0241
Randy Meek, The Michigan Group

LIVONIA/COMMERCIAL
Prime 1 acre on Farmington Rd. Zoned C-2. Broad potential. $230,000. Call Anne Hoffman
Century 21, Row 464-7111

LIVONIA - Stark Rd., S. of Plymouth. Wooded lot, 100 x 300. Zoned Rural Urban Farm. Utilities available. $24,900 negotiable. 525-4183

339 Lots and Acreage For Sale

LIVONIA, 112½ X 200 ft. wooded lot with existing foundation, floor slab & driveway. $35,000 cash or $37,500 terms. 522-6222

LOT, wooded, Troy, Golden Corridor, Birmingham Schools. Call 649-4535, after 6:30 649-5341

LYON TWP.
Beautiful building site - 1.73 acres. Gravel driveway, gas, electric, city water, perked and surveyed. Trees surrounding. $31,900.
CENTURY 21
SUBURBAN
349-1212 261-1823

MILFORD - Custom builder has 1½ acre wooded lot available/private paved subdivision/underground utilities. 685-2943

NEW LISTING
Paint Creek - good building site in Rochester with Rochester Schools. Enter private drive in an area of exclusive homes. $67,000.
RALPH
MANUEL
656-8900

NEW LISTINGS
LAKEFRONT WALK-OUT LOT! Bring your boat and dock it in your back yard. W. Bloomfield location in Shenandoah Lake in the Woods subdivision. $78,900.
Very private, 1½ beautifully wooded lot in convenient Southfield location - "Forestview" subdivision. $18,000.
RALPH
MANUEL
851-6900

NORTHVILLE TWP. - Excellent building site, 1.31 Acres near 7 Mile & Beck Road. Picturesque area of fine homes.

YPSILANTI TWP. - 31 Acres, with good building site. Area of new homes in Southeast Ypsi. Twp. Nearly 20 Acres wooded, lots of fire-wood. Priced to sell at $2500. per acre.
FEHLIG REAL ESTATE 455-7800

PLYMOUTH TWP. Custom ½ to ¾ acre lots in gorgeous Hunters Creek. These are the largest lots available in the Twp. with water and sewer. $48,900 and up.
Call Ron Cook 459-3400

RESIDENTIAL building site, 50X118 near downtown Walled Lake. $1000 down, $195 MO. 669-3692

ROCHESTER - beautiful Stony Point, lot 4 Sale $75,000. Will build to suit.
528-3133

ROCHESTER HILLS-Tried 10 acre parcel. $17,500 per acre. All utilities. ½ acre luxury lots. All utilities Dutton Rd. Call Daniel B. Burns/Broker
258-5263

ROCHESTER - 15 beautiful rolling acres with stream. Property backs to Stoney Creek Metropark. Zoned residential. $195,000. Call
Randall Jorgensen 644-6700
Max Broock, Inc.

VACANT LOTS!
3/4 to 1½ acre sites in "Knob Creek Farms" in Rochester Hills. Spectacular entrance will welcome you to these buildable lots. Some backing to commons, some on cul-de-sac settings and some can be walk-outs! Priced from $60,000
RALPH
MANUEL
656-8900

WEST BLOOMFIELD
LOTS AVAILABLE.
Heavily treed, ponds, sites vary.
$62,000-$90,000
Call 12-5PM 360-1088

340 Lake-River-Resort Property

CASEVILLE, Quick Sale! Private Beach. $21,900. Assessed: $27,000. Large lot, mobile home/expando, new gas furnace, deep well, well round deck, 63" TV tower. 335-2738

LITTLE MANISTEE-660 ft Rare riverback site overlooks 2 twin bands. World Class trout stream, 40' wide. Wooded. Wooded, 110' pine. Adjoins federal. $29,900. Broker: 616-848-4555, 616-845-6262

ST. CLAIR ON THE RIVER
Fabulous view of seaway shipping. Only 1 hour from Birmingham. Magnificent home, 7700 sq. ft., new luxury, 4 bedrooms, 4½ baths, pool, $850,000.
Stately Victorian Mansion - 22 rooms, "On The Hill", $295,000.
Delightful Lake View home - 3 bedrooms, 2 fireplaces, viewing deck. $335,000.
Call for appointment & details
COLDWELL BANKER JOACHIM
329-9036

342 Lakefront Property

BRIGHTON - 100 ft. lakefront, 2,800 sq. ft., 5 bedroom quad, 2½ baths, 2 fireplaces, wet bar, new Thermo Windows & decks & wood flooring. Priced to sell at $169,000. Move-in condition. Immediately available. By owner. 227-2486

BLOOMFIELD HILLS LAKEFRONT
Enjoy all sports Sylvan Lake from this 2 bedroom, 2 bath condominium featuring all appliances, washer, dryer & much more. $86,000. Bloomfield on Square Lake Condominiums, 1963 Kingsworth.
Open 1-5 Daily, Closed Thursday.
Model Phone 332-4344

342 Lakefront Property

CASS LAKEFRONT!
OPEN SUN., NOV. 13, 2-5 pm
Watch for 3572 Ward's Point, Orchard Lake, on Channel 50 at 9 am, Sun., Nov. 13, and come visit our open house. 3 bedroom, 2 bath ranch, 3 car garage, finished walkout basement. West Bloomfield schools. Only $349,900. Boat dock and sky lounge included. Broker Call Ray. 582-8506

LAKE SHANNON
LOT #154 - Lake privileges, ideally located across road from private sandy residents beach. $17,000.
LOT #158- Sunny ½ acre. Country living with lake access. Lovely private park plus the islands. $17,500.
Sylvia L. Cole, Real Estate Broker
629-4161

LOWER STRAITS Lake & golf front 3400 Edgewood. 3 bedroom, 2 bath, fireplace, basement, air, garage. $218,000 L.C. 343-3334

METAMORA
Unique 3 bedroom, 2 full bath cedar home nestled on 10 entirely wooded rolling acres. A massive fieldstone fireplace complements the cathedral ceilinged greatroom. The natural surrounding assuring little maintenance (no lawn) provides an abundance of wild life. Educational 10 acres available, $125,000
WINDING gravel drive leads to a secluded contemporary situated on 22 gently rolling acres. Open entry, Vaulted living room, casual kitchen & spacious master bedroom suite. 30 x 40 pole barn. $182,500.
OXFORD LAKE SUBDIVISION
Attractive 3 bedroom, 2½ bath brick ranch on professionally landscaped 90 x 150 lot. Lower family room with fireplace with walk-out to lake $178,000
Phillip J andreas
Realtors
678-2289

NEW
RESORT CONDOMINIUMS
FURNISHED
FROM $59,500
(Bi-Ownership)
The Water Street Inn on Lake Charlevoix in Boyne City, Michigan
For information please call
1-800-632-8903
or 616/582-2111

NOVI
Lakefront lot
On S. Lake Dr. (Walled Lake)
90x160ft., paved, sewer.
$75,000
Marabenian & Associates 624-5373

ON BEAUTIFUL all sports Commerce Lake. Knotty pine throughout, 2 bedroom, utility room, $93,500. 363-1777

TYRONE LAKEFRONT, sportess 2 bedroom home on all sports lake, sandy beach, enclosed porch, 1½ car garage. Must see! Hartland area. Terms offering at $87,500.

ALLOW A LITTLE LUXURY. Very unique 2,200 sq. ft. home designed by Hobbs & Black on beautiful Dunlap Lake (Lake Orion). Conversation pit in living room, beamed catherdral ceilings, 3 bedrooms, full finished walkout lower level with office, large deck across rear of home and much more. $308,000. Hartland Twp.
England Real Estate 474-4430

WATERFORD TWP. - Custom lake front, all sports lake. 3 bedrooms, finished walkout. Ask for Nancy, Century 21, At The Lakes 698-2111

348 Cemetery Lots

GLEN EDEN Lutheran Memorial Park - Livonia. 1 Lot, best offer.
After 4pm 425-2962

NOVI - Garland Hills Memorial Gardens, 12 Mile & Novi Rd. 2 or 4 lots. Garden of Atonement. $995 value-sacrificed for quick sale. Make offer. 561-4655

OAKLAND HILLS Memorial Gardens, 2 spaces, 1 vault & 1 companion memorial marker. Savings of $4000. Best offer. 541-1684

PARKVIEW MEMORIAL LIVONIA
MEDITATIONS GARDENS
Regularly $2,500
Call 6-8pm, 334-1729

PAPKVIEW - 4 lots in Garden of Assensions, section 844. $400 each. 274-1424

SIX SPACES - White Chapel Memorial Cemetery, section 161. Retail $6,200 will sell for $4500. Please reply to Box 112, Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

351 Bus. & Professional Bldgs. For Sale

FOR SALE!
REDFORD OFFICES
3600 sq.ft.-50 ft.
100% OCCUPIED
GOOD CASH FLOW
FINANCING & TERMS AVAILABLE
Call ...
CERTIFIED REALTY, INC.
471-7100

352 Commercial / Retail For Sale

CANTON
Commercial building 21,000 sq. ft. Owner must sell immediately
356-2900

CASH FOR YOUR PROPERTY.
Business closed in 24 hours. Call Commonwealth 548-9900

FARMINGTON HILLS
150 feet on Orchard Lake Road
Large older four bedroom house
has great potential.
Owners Motivated.
CALL ED BARBOWE
THOMPSON-BROWN
553-8700

MEDICAL CONDO
Canton Professional Park.
Modern medical office suite with approx. 1,210 sq. ft. plus partially finished basement. Ample parking.
COMERICA BANK
(313)496-6177

LIVONIA - 7 Mile Rd. & Inkster. 10,800 sq. ft. office building for sale with up to 8,500 sq. ft. for lease. Ideal for "Owner/Occupant".
Great Lakes Real Estate 1-767-7955

PLYMOUTH - 3600 sq. ft. commercial on Main Street. Great zoning. Office or retail. Excellent exposure. Potential for 3 unit commercial. Presently 2 unit, controlled with separate furnace & air conditioning. Call Bob Sr. or Barbara.
REALTY WORLD
Robert Olson Realtor
981-4444

352 Commercial / Retail For Sale

PLYMOUTH OLD VILLAGE, Victorian-style building, 2 office/retail shops. Corner lot, excellent condition. $99,900. 641-9372

353 Ind./Warehouse Sale Or Lease

PLYMOUTH - Light Industrial. Suitable for arts & crafts studio or office. 750 sq. ft. $250. mo. 455-1487

356 Investment Property

CENTRAL BIRMINGHAM
OPPORTUNITIES
Current & unit townhouse, 2 unit apartment with full basements, carports & guest parking. Perfect location for improvement/development. Offered at $725,000.
Qualified Principals, call Brokers for fact sheet & appt. 642-1731

SENIOR HOUSING
OPPORTUNITY
CONGREGATE CARE
FACILITY CENTER
90 units, grosses $800,000. Excellent condition. Low price.
The Apartment Group
356-2500

358 Mortgages & Land Contracts

Cash for Existing Land Contracts
Second Mortgages & Mortgages
Perry Realty 642-7640

9.5% RETURN ON YOUR MONEY
Long term & secured on large sums. CHARNA A. FARMER, LEASING, P.O. Box 462, Ypsilanti, Mi., 48197.

360 Business Opportunities

A RARE OPPORTUNITY - Start your own color portrait picture transfer business. Low investment, high profit potential. 971-9082

BIRMINGHAM RESTAURANT
Downtown location. Successful operation, serves horses sauce. Owner Management. 540-6258

CONSIDER joining America's 6th fastest growing Franchise. Business Week May of '88. Decorating Den. Complete training and start of assistance from $6,900. Mr. Lewis, 853-8440

DOWNTOWN TRAVERSE CITY
CHINA & GIFT SHOP
Owner is pregnant & husband transferred. Very motivated & wants sellers. Only $22,000 fixtures are included. Inventory approximately $40,000.
616-947-3520
COLDWELL BANKER
SCHMIDT REALTORS

Earn Big High Income with a BUDGET 1-HOUR SIGN SHOP (tm) of your own. 312-678-7800

HAIR SALON - Leading location Livonia. Turnkey operation. All equipment like new. Low rent! Westland. $25,000 or best. 591-1444

ICE CREAM
Ice cream parlor also serving soup plus breakfast sandwich menu. Lots of room main level to add ancillary service. $38,000. Hartland Twp. Conversion into multi-tenant residential. Owner retiring & has opened the front, full sports lake. 3 bedrooms, finished walkout. Ask for Nancy, Century 21, At The Lakes 698-2111

FOOD CENTER
Long established profitable business on highly traveled Michigan Ave. $000 & $084 licenses + lottery, gas lotto machine. Priced parking. $175,000. Terms possible. Ask for Marge Jeffrey or Vicki Gerig.

SAVE $$$
Owner leaving, reduced the price, for quick sale on the only bar & grill in small town Hillsdale County. Has leased pool table, shuffle board & video game. 2 bedroom apartment upstairs $75,000 + small balance due on grill & ice machine. Ask for Rea Dwyer.
COLDWELL BANKER
OLDENBURG REALTY
ASSOCIATES
517-263-8445

INVEST IN YOU
Start your own network marketing business. Turnkey operation. All expenses, section 844. $400 each. 274-1424

INVESTOR PARTNER NEEDED
For new business. Partner is a marketable exterior wood sculpture that is unique. Requirements: $18,000. Approximately 2000 square feet heated space for woodworking; personal help in woodworking and marketing. Doug: 477-5883

LIBERTY FASHIONS, Inc. offers non franchise apparel & shoe stores. Retail: $10/$20 & under. Moderate or Exclusive. Over 2,000 brand name items. Inv. $11,400. to $26,800 Includes inventory, fixtures, buying trip, accounting, training & more. Call Dan Kossoky, 901-327-8031

MARINE HARDWARE BUSINESS
for sale. Been in operation for 8 years. Interested parties, please call Dave at: 544-8331

MASONS
Downtown Plymouth
Train other in management for franchises opportunity in 1989. Women's boutique featuring contemporary fashion sportswear and sports wear. Call Mary Lynn 471-8738

NATIONWIDE Advertising Firm located in Livonia, Michigan, seeking a working partner. $48,000 purchase as 49% of company. 50% of the latter investment will be used to enlarge company. Company 2½ yrs. old. Presently working over a $30,000 monthly gross. For further details 422-8383

REAL ESTATE BROKERAGE
Wanted, small, Oakland County. Current broker/owner may remain. Replies strictly confidential. Serious respondents only. Contact Mr. Lane 526-3100

RESTAURANT in Tally Hall, Farmington Hills. Excellent terms. Also restaurant equipment, 4 yr. old, excellent cond. After 7pm: 553-4737

TONING SALON
Turn-key operation • Priced to sell. Will consider sale of equipment only. 855-3840 or 471-6099

360 Business Opportunities

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AVAILABLE
Dunkin' Donuts, the world's largest chain of donut shops, is pleased to announce the availability of existing Dunkin' Donuts locations.
In The
Farmington/Livonia Area
A great opportunity to own and operate your own business
Minimum cash required
$55,000-$70,000
For details, call 313-666-3742, COLLECT, or write to:
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DONUTS
1550 Northwest Highway
Park Ridge, IL 60068

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2 and 3 Bedroom Ranches
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2-Car Attached Garage/Openers
1,250 to 2,040 sq. ft.
Rent from $695 /month

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Models Open Noon to 6PM/7 Days
In West Bloomfield on Maple Road between Halstead and Haggerty
624-3388

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MODELS REDUCED up to $4,000 with
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ON NEW 1987
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