352 Commercial / Retail For Sale

TWO ACRES in Rochester Hills, Hamlin/Grooks area. Zoned multiple, possible Commercial O1. Call for details: 322-6480 after 6pm: 656-1673

354 Income Property

A UNIQUE BIRMINGHAM OPPORTUNITY
Brick duplex within walking distance to downtown shops and restaurants. Each unit has 2 bedrooms, 1 bath, 2 entrys. Shared full basement & 2 car garage located on a large corner lot. Solid building. Solid investment. $205,000.
Ask for TOM NOLAN
Merrill Lynch Realty
646-6000 540-1963

BIRMINGHAM • DOWNTOWN DEVELOPED & INVESTMENT LOCATION-LOCATION-LOCATION
1 Ete. W. of Woodward
N side S. of Brown
8 UNIT RESIDENTIAL COMPLEX
6 - 2 Bdrm., 1½ bath Townhouses
2 - 1 bedroom, 1 bath Apartments
Appliances, full basement, covered Tenant Parking. Excellent Rental History. Obvious Potential. Qualified Principals, call Broker, 642-1731

353 Mortgages & Land Contracts

CASH IN 10 DAYS

FROM THE EQUITY IN YOUR HOME

SPECIAL REFINANCE PROGRAMS
● POOR, SLOW CREDIT ●
● FORECLOSURES ACCEPTABLE
● NO INCOME VERIFICATION
● CONSOLIDATE DEBTS

HOME LOAN FINANCIAL CORP.
647-9550

ALL HOMEOWNERS
Loans Closed/One Week
Refinance Your Home
Credit Problems Okay
Key Mortgage 362-0213

BEST RATES & LOWEST CLOSING COSTS IN TOWN!
Free Pre-Qualification
Up to 95% Financing
OMEGA MORTGAGE
471-6000

353 Mortgages & Land Contracts

BANK FORECLOSURE HOMES. No money down, $60n. Intro Fit. 10 to 30yr. 644-1311 ext H-135

300 Business Opportunities

AGGRESSIVE ENTREPRENEUR wanted with existing business. I have a 2 year lease remaining for a 5-private office suite in Southfield highrise that I have no use for. I'll provide the rent, telephone system & photocopier. Make me an offer to exchange your services or profit share. Send your proposal in confidence to: President, P O Box 263, Lathrup Village, MI 48076

ART DISTRIBUTORSHIP
Major midwest fine arts dealer has opening for a mature individual or couple to manage and own a fine art dealership. Very high ratio of earnings to investment. Complete company training furnished plus ongoing assistance. Opportunity to grow into a full scale picture framing and fine arts gallery. $7500 inventory investment. Fully secured. Serious inquires only! Mr. Roberts: 578-5311

BEAUTY/BARBER SHOP
1 Yr. old, Plymouth & Levan Rd. in Livonia. Owner leaving town. Must sell $15,000. 427-5760 or 425-9428

400 Apts. For Rent

The Right Move

Our luxury townhome rental community is now ready for you. We've combined all the best ingredients of an individual home with the advantages of leasing.

- 2 and 3 bedroom townhomes featuring 2½ baths
- 2-car garage with garage door openers
- Full Basement
- Extra-large walk-in closets
- Private walk-out patio
- Cathedral ceiling in master bedroom
- Central Air
- Gas Fireplace
- Full size washer and dryer on mall level
- Frost free refrigerator
- Range with self-cleaning oven
- Microwave oven
- Datavision intrusion system
- Cable TV available
- Pool and clubhouse
- Special rate on nearby health and athletic club

Walnut Woods

West Bloomfield
Drake Rd. North of Maple
661-2900
managed by
The FOURMIDABLE Group

Silverbrooke Villa

Take a Closer Look

Space...Large 2 and 3 bedroom, 2 bath ranches
Spacious 3 bedroom, 2 1/2 bath townhouses

Security...1 and 2 car garage with automatic openers
Private entrances

Convenience...Fully equipped kitchen
Individual laundry
An abundance of storage

Savings...Rock bottom rental prices
Multiple year leases available

***FREE**...Choose from a variety of spring move-in incentives!*

360 Business Opportunities

BIRMINGHAM ART GALLERY: Fine Native American art. Includes operating package. $80,000 terms only. Call 737-4373

DISTRIBUTORS
$100,000
20 year old Dun & Bradstreet AAA rated company seeks aggressive sales/management professionals now, for expansion & development of Southeast Michigan area. Call today 645-9606

GIFT SHOP
Northville/Plymouth area. Full inventory, fixtures and antique displays. Excellent location, beautifully decorated. Other business interests require sale. $50,000 for all physical assets. Cash buyers only. PO Box 5413, Plymouth, MI 48170.

GRAND TRAVERSE AREA
Gourmet restaurant with spectacular waterfront location. Rapidly growing tourist area. Call:
Don Fedrigon, Jr.
REAL ESTATE ONE
(616) 264-5611

HAIR SALON - excellent Plymouth location - $6,000. Leave message 699-3529

LAWN MAINTENANCE
Accounts & equipment.
NW Suburbs. Call 358-8495

360 Business Opportunities

LAWN SERVICE accounts and equipment. Gross $40,000 plus. Call 397-0692

NEWLY FORMED Building Company seeks financial backing for residential home building in Oakland County. Contact Scott: (Days) 532-7053 (Eves) 669-5472

UNIQUE
BUSINESS OPPORTUNITY
DEFINITELY ONE OF A KIND
The Old Mill is for sale - originally built 1832 and used until 1981. Presently contains 11 rental units. Roof, interior walls and ceilings new '81. Situated next to Raisin River. Sale included island, dam and water rights. $325,000.

OPPORTUNITY AWAITS
TO BRANCH OUT ON YOUR OWN
Beauty Shop and Tanning Salon recently listed. Sale includes furniture, fixtures and lease. $23,000.

COMMERCIAL PROPERTY
WITH LOTS OF POSSIBILITIES
Located on busy highway with property backing up to river. $50,000.

TURN OF THE CENTURY HOTEL
CLASS C RESORT LICENSE — 12 hotel rooms, 2 dining rooms, bar, banquet room, new kitchen, wine cellar, 3 offices, storage, laundry, 5 apartments. City and private parking. $410,000.
ASHAM/LINEHAN REALTY, INC. (517) 255-2164

360 Business Opportunities

PRIME LOCATION
Historic 2 story building - downtown Tecumseh reviews county lead for various business operations. 3 bedroom living quarters upper level. $90,000. Ask for Vivian Moore.

GREAT BARGAIN
Liquor license + inventory in non-operating bar now up for sale. $35,000 makes it all yours. Call for details. Ask for Margie Jeffrey.
COLDWELL BANKER
Glover Real Estate Associates
Adrian 517-263-4848
Tecumseh 517-423-7437

SUB SHOP FOR SALE
In Farmington. #1 rated franchise. Serious inquiries only.
477-3784

WEST BLOOMFIELD
Well-known, well-established beauty salon in busy strip center offers full service and best of everything for exclusive clientele. Ask for Gaena Brita 647-1900
SCHWEITZER REAL ESTATE
BETTER HOMES AND GARDENS

WORKING CAPITAL NEEDED
Unique sales concept requires investor and/or partner. $15,000 minimum. Owner remains. All inquiries confidential. Reply to Box 438, Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

1000 WOLFF SUNBEDS
TONING TABLES
COMMERCIAL-Home Tanning Beds
SAVE TO 50% Prices from $249
Body Wraps • Lamps • Lotions
Call TODAY FREE Color Catalog
1-800-228-6292

360 Business Opportunities

OWN YOUR OWN Apparel or Shoe Store. Choose from: Jeans/Sportswear, Ladies', Men's, Children/Maternity, large sizes, petite, dancewear/aerobic, bridal, lingerie or accessories store. Add color analysis. Brand names: Liz Claiborne, Healthtex, Chaus, Lee, St. Michele, Forenza, Bugle Boy, Levi, Camp Beverly Hills. Organically Grown, Lucia, over 2000 others; or $13.99 One-Price Designer, multi-tier pricing discount or family shoe store. Retail Prices unbelievably low: top quality-shoes normally priced from $18. to $80. Over 350 brands, 2600 styles. $18,900 to $29,900; inventory, training, fixtures, signs, grand opening, etc. Can open 15 days. Mr. Schneider, (407) 368-8055

351 Money To Loan - Borrow

AGGRESSIVE ENTREPRENEUR wanted with existing business. I have a 2 year lease remaining for a 5-private office suite in Southfield highrise that I have no use for. I'll provide the rent, telephone system & photocopier. Make me an offer to exchange your services or profit share. Send your proposal in confidence to: President, P O Box 263, Lathrup Village, MI 48076

CASH FAST
REFINANCE YOUR HOME
For any purpose
Credit problems OK.
Mortgage America 1-800-878-2570

NEIGHBORHOOD FRIENDLY BAR and fixtures, business only for sale. Owner retiring, has other interest. J. Hill Realtors, 534-5878

362 Real Estate Wanted

CASH FOR YOUR PROPERTY
Guaranteed Closing In 24 Hours
Commonwealth Real Estate
548-8900

CASH TODAY
OR
GUARANTEED SALE
Also 6 In Foreclosure
Or Need Of Repair
Century 21
CASTELLI 525-7900

400 Apts. For Rent

A Beautiful apartment community in Troy
MAPLEWOOD MANOR APARTMENTS
2200 Crooks Rd. (N. of Maple)
Short/long term leases
For immediate occupancy
Come in & see about
Our special rates
Free Cable T.V. - Free Carport
RENT INCLUDES HEAT
1 & 2 Bedrooms from $455
Completely carpeted, pool, air conditioned, party room.
Somerset Area, also near Oakland Mall and I-75
OPEN DAILY
Resident Manager 362-0720

A BRAND NEW
LUXURY 2 BEDROOM APT.
IS AVAILABLE NOW IN
W. BLOOMFIELD
● Attached garage
● Washer/dryer included
● Fully equipped kitchen/microwave
● Private entrance
● W. Bloomfield schools
& much more.
LET US PAY FOR YOUR MOVE*
Call Today • ask for Sherry
737-4510
* Certain conditions apply

ALL AREAS
A-1 Apartment Referral
Free Apartment Information
Mon. - Sat. 426-3369

AMBER APARTMENTS
Royal Oak/Clawson/Troy. 1-4 blocks south of Big Beaver. Something for everyone. Come Sunday, April 9th, 12:45pm. 4000 Crooks, Royal Oak. Call for details. 280-2830

AN OPPORTUNITY
to move up to French Quarters Apts. 1 & 2 bedroom units from $350 month. Microwave oven, security alarm, 24 hour gate house. Credit report & references required. Evergreen & Jeffries X-Way area. 835-5088 835-9475

APTS. - 1 bedroom only. Starting at $400. Heat & water included. Also 2 bedroom at $440 534-9340

400 Apts. For Rent

ALL QUALIFIED PEOPLE
Save 50% Rent
SHARE LISTINGS @ 642-1820
834 So. Adams, Birmingham, MI.

ALL THE COMFORTS OF A PRIVATE HOME
BRIARWOOD
1256 Sq. Ft. townhouse with full basement, attached garage & wood burning fireplace. 2 bedrooms, 1½ baths. Swimming pool & much, much more. $715
Union Lake • West Bloomfield area
Live near the lakes
Other townhouses from $450
1 & 2 bedroom apartments with private entrance from $440
Call: 363-7545

AREA OF
LIVONIA
HEAT INCLUDED *
RENT FROM $455
SECURITY DEPOSIT $150
Spacious 1 & 2 bedroom apts. with plush carpet, vertical blinds, self cleaning oven, frost free refrigerator, dishwasher, ample storage, intercom, carport, club house, sauna, exercise room, tennis courts, heated pools.
459-6600
Joy Rd. W. of Newburgh Rd
* on select units

AT
12 MILE & TELEGRAPH
RENT FROM $575
SECURITY DEPOSIT $150
Luxury 1 & 2 bedroom apts. with plush carpet, vertical blinds, gourmet kitchen, self cleaning oven, frost free refrigerator, dishwasher, intercom system, lots of closets & carport, community center, exercise room, sauna & heated pool.
356-0400

AUBURN HILLS
BLOOMFIELD ORCHARDS APTS.
1 and 2 bedroom spacious apartments. Easy access to I-75 & M-59. Appliances, carpeted, pool, laundry facilities. From $450 includes heat & hot water. Furnished apartments also available.
332-1848 or 739-7743

AUBURN HILLS-spacious 1 bedroom with washer/dryer, fireplace, central air, $495/month. 377-0419

BARSUDOR ARMS
NOW LEASING, FROM $435.
Westland 2 bedroom, heat & water included, close to shopping & schools. 722-5666

BEST APARTMENT VALUE
FARMINGTON HILLS
TIMBERIDGE
2 BEDROOM
FAMILY UNITS
Large, well planned deluxe apartments
$545
Limited Time Offer
1 Month Free Rent
New Tenants Only
Includes appliances, vertical blinds, carpeting, pool, close in Farmington Hills location.
Enter East off Orchard Lake Rd. on Folsom St. off Grand River.
Model open daily 10-6
Except Wednesday
478-1487 775-8200

DOWNTOWN BIRMINGHAM
1 bed Apt., $715 per Mo. 2 bedroom Apt., $825 per Mo. Both 1 year lease. 642-7400 or 646-7500

BIRMINGHAM
"APRIL FOOL" SPECIAL
Sign by April Mth & get $250. back. In-Town Apts. Newly decorated, Vertical blinds, dishwasher, disposal, central air, etc. no pets!
1 bedroom-$580. • 2 bedroom-$725
258-7766 eves/weekends 645-6738

BIRMINGHAM AREA
2 bedroom, 2 bath luxury Apt. available. No pets. $930 per Mo.
Please call: 642-8560 or 646-7500

BIRMINGHAM, beautiful 1 bedroom, newly decorated, carpeted, immediate occupancy. $500 month. N. Eton-Maple. Days: 258-2600. Eves: 649-1530

BIRMINGHAM
BUCKINGHAM MANOR
SPECIAL OFFER. 2 bedrooms from $595. Full basement, verticle blinds. Children & small pets welcome. Offer available only to new residents on select apts. Lease must begin no later than April 15. 649-6909 642-1090

BIRMINGHAM - Excellent location. 1 bedroom, newly decorated, new carpet. Refrigerator, stove, heat, water included. $400/Mo. 1200 N. Adams. Call 645-6299

BIRMINGHAM
FARMS
1 BEDROOM
$530
INCLUDED HEAT & WATER
851-2340

BIRMINGHAM: Large 2 bedroom. Available immediately. Close to town. $560/month. 1 month free rent. Call Mike: 649-1649
Manager: 643-0750

BIRMINGHAM
Lincoln House Apartments
NEAR DOWNTOWN
Spacious 2 bedroom with self cleaning oven, frost free refrigerator, dishwasher, fully carpeted, storage, central heating and air. 645-2099

BIRMINGHAM
Newly remodeled 2 bedroom townhouse available, private entrance, fireplace, central air, patio. Great location, all new residents receive 1 mos. rent free for a limited time. Please call 644-1300

BIRMINGHAM
Newly remodeled 1 and 2 bedroom apartments available just East of Adams Rd. near downtown Birmingham. Rental rates include heat, water, window treatments, new kitchen, new appliances, mirrored doors and upgraded carpeting. All new tenants receive one months rent free for a limited time. For further information please call 644-1300

BIRMINGHAM NORTH - 2 bedrooms, 1½ baths, all appliances, central air, pool, no pets. 1 yr. lease. $560/month 626-1084

BIRMINGHAM - Oakwood Manor. Deluxe 2 bedrooms, central air, patio, large storage room, free use of washer & dryer, carport. 645-0649

BIRMINGHAM. Large bright one bedroom with spacious kitchen. $505 including heat & hot water. No pets. 731-7797 eves. 693-7787

BIRMINGHAM. 1 bedroom, includes heat & garage. $580/month. Call Mike: 645-1649
or Manager: 643-0750

BIRMINGHAM, 2273 E. Maple, 1 bedroom, drapes, dishwasher, car port, central air. No pets. Lease. $480 mo. 645-4429

BLOOMFIELD-2 bedrooms, 2 baths, luxury condo with beautiful view. Appliances, washer & dryer in unit. Garage. $750/month. 855-5431

BOTSFORD PLACE
GRAND RIVER - 8 MILE
Behind Botsford Hospital
SPECIAL
1 Bedroom for $479
2 Bedroom for $569
3 Bedroom for $629
PETS PERMITTED
Smoke Detectors Installed
Singles Welcome
Immediate Occupancy
We Love Children
HEAT & WATER INCLUDED*
Quiet prestige address, air conditioning, carpeting, stove & refrigerator, all utilities except electricity included. Warm apartments. Laundry facilities.
For more information, phone
477-8464
27883 Independence
Farmington Hills

400 Apartments For Rent

Birmingham/Royal Oak Location

Cranbrook Place
APARTMENTS • PHASE IV
Luxury 1 & 2 Bedroom Apartments
- 24-Hour Emergency Maintenance
- Cathedral Ceilings
- Microwave Ovens

Rentals from $560-$690
18377 West 13 Mile Rd. West of Southfield Rd.
Mon-Fri 10-6 • Sat 9-5
A Village Green Community 644-0059

400 Apts. For Rent

Vacancies?? List with us!!

ONE STOP RENTAL SHOPPING
All Areas...All Sizes
Studios, 1, 2, 3 Bedrooms
REALTY SHOWCASE, INC.
358-3225

Indulgence

Is Affordable

Rochester's Most Prestigious Rental Community
- New 1 & 2 Bedroom Terraced Apartments.
- Two Bedroom Townhomes.
- Fireplaces, Microwaves, Mini-blinds, Cathedral Ceilings...and More.
- Spacious Contemporary Living.
- Executive Suites Available

NORTHRIDGE OF ROCHESTER HILLS
On Avon Road, between Rochester and Livernois.
Open Daily 9 AM - 5 PM
Sat. & Sun. 11 AM - 5 PM
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A Singh Development

Find The Lifestyle You've Been Looking For, at...

ARBORS OF WEST BLOOMFIELD

- New Luxury 2 Bedrooms/2 Baths
- Attached Garages with Auto-openers
- Cathedral Ceilings
- Fireplaces
- Microwaves
- Mini Blinds
- Clubhouse & Library
- Pool & Tennis Courts
- Up to 1750 sq. ft.
- Executive Suites Available
- from $825 mo.

West Bloomfield's Finest Rental Community
The Arbors...On 14 Mile just West of Halstead
Open 11-5 Daily
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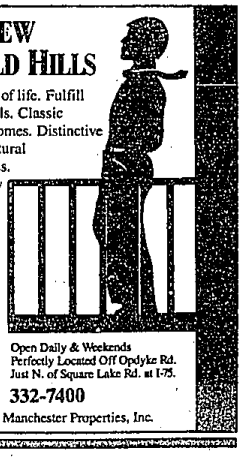
A Singh Development

SHARE OUR VIEW OF BLOOMFIELD HILLS

For you, great style is a way of life. Fulfill your expectations at Fox Hills. Classic apartments and rental townhomes. Distinctive amenities. Incomparable natural beauty. A prestigious address. *Plus* immediate accessibility to I-75, Birmingham, Troy and Rochester.

Special Savings On Selected Residences from Just $530!



Fox Hills
Open Daily & Weekends
Perfectly Located Off Opdyke Rd.
Just N. of Square Lake Rd. at I-75.
332-7400
Superior Living by Manchester Properties, Inc.

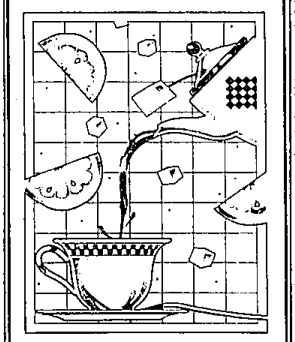
Within Your Reach

NEW
1 & 2 Bedroom Apts.
- Washer & Dryer
- Mini-Blinds
- Microwave • Pool
- Fitness Room
- Clubhouse

Birmingham/Troy
Auburn Hills Area
853-5599

ADAMS CREEK apartments
On Adams Rd., just north of South Blvd.
Hours: Mon.-Sat. 11-5, Closed Thurs. & Sun.
A Singh Community

YOUR MOVE IS ON US!



COUNTRY LIVING IN THE CITY

Country living means a spacious home with a light, airy feeling. It means having the space for 2 bedrooms and 2 baths; a Master Suite with bath and walk-in closet; cathedral ceilings and kitchen pass-throughs; full-size utility rooms. And at Lathrup Park, it also means being just minutes from your Southfield office and all major freeways. Come see the best of both worlds.

LATHRUP PARK GARDEN HOMES
4 4 3 - 2 4 2 3
Managed by MBI Management Company
Located on Evergreen Road near 11 Mile Road
*Certain Conditions Apply

IMMEDIATE OCCUPANCY