CLASSIFIED REAL ESTATE

339 Lots and Acreage For Sale

ABSOLUTE BARGAINS
Brighton, 1.5 acres-paved road.
Green Oak, 1.8 acres-$39,900
South Lyon, ½ acre-$29,900.
Rose Twp., 3 acres-$19,900.
Easy Land Contract Terms
Progressive Properties 358-2210

ANN ARBOR AREA
WEBSTER HILLS
Choice two-plus acre homesites northwest of Ann Arbor. Rolling meadows to hardwood forest, all in an architecturally controlled community. Lots starting at $45,000.
Contact Russ Armstrong or Mike McGee
761-9097
Edward Surovell Co./Realtors
ANN ARBOR

ANNOUNCING
TIMBERVIEW ACRES
Gentle rolling, 2½ acre sites, some w/walkout basements, your builder. Easy access to western suburbs & Ann Arbor. Financing Terms Available.
CALL:
559-7430

BEACH ROAD - between Square Lake Rd. & South Blvd., Adams & Coolidge. Near Pine Trace golf course. 125 x 185 879-7623

BLOOMFIELD - Building sites available. Builders or individuals. Lone Pine - Telegraph Road area. Call (313) 932-0750.

BLOOMFIELD'S "HERON WOODS" subdivision. Spectacular wooded, walkout building site in upscale luxury new home development. Bloomfield Hills schools. $265,000.
348-3800

BLOOMFIELD - 2 lots, 2 acres each backing to pond. $220,000 each. Terms available. Call Doug Keating. Snyder, Kenney, Bennett & Keating 644-7000

BRIGHTON - Build your dream house on this gorgeous 7 acre parcel. Heavily wooded, private, excellent freeway access. Located in an area of beautiful homes, this is a nature lover's delight. $39,900.
CENTURY 21 WEST 349-6800

BRIGHTON SCHOOLS, one acre lot in exclusive subdivision. $45,000 313-229-4422 or 313-229-8500

BRIGHTON: 2 ravine lots, wooded, 1¼ acres each. Fully improved sub. Deed restrictions. Financing. $49,500 each. Owner. 919-489-0503

"BRING YOUR OWN BUILDER"
34 half acre lots - N.W. corner of Beck & Warren - 16 left. Call -
ROBERT GERICH
THE MICHIGAN GROUP 459-3600

CASS LAKE Canal frontage
W. Bloomfield lot for sale or build to suit. City water & sewer.
360-1889

HARBOR SPRINGS
Under $250,000
Spectacular Waterfront Lots
Steve Matthews 1-800-748-0245
American Country Development

LAKE ORION WATERFRONT lot, 177 ft. of water frontage on a cul-de-sac lot. For information call owner at 1-904-622-5753 (collect if you prefer)

NEW SUBDIVISION
Beautiful 2.5 acres, near Kent Lake. $49,900. 522-0222 525-1097

NORTHFIELD TOWNSHIP
10 Acre Parcel, Treed, Perked 40x60 cement block barn
Land Contract Terms. 437-1174

NORTHFIELD TOWNSHIP
38 ACRES, will divide, heavily wooded, ravine, stream, rolling terrain, perked Land Contract 437-1174

"NORTHVILLE VACANT" property. Water & sewer, build home on 90 by 300 lot. $34,900. HELP-U-SELL REAL ESTATE 454-9535

5 ACRES of Paradise "Salem Twp." Partly surveyed & perked, crystal clear stream. $79,900.
HELP-U-SELL REAL ESTATE
454-9535

NOVI - Building sites available. Builders or individuals.
Eight Mile/Novi Road area.
(313) 737-0690

N. TERRITORIAL & US 23 AREA
Several wooded, rolling
Perked parcels, 2 to 15 acres
Terms 663-4686

One acre lot near Meadowbrook Country Club, country atmosphere near downtown Northville and expressways, utilities available, private road. $95,000
WEIR, MANUEL, SNYDER & RANKE, INC.
500 S. Main St., Plymouth
455-6000

ONLY A FEW WALKOUT SITES remaining, located near Historic Milford. Call 362-4150

PLYMOUTH CITY - Popular Dewey St. 50x120 lot w/beautiful spruce tree & mature schrubry, walk to downtown. $55,000. Eves 459-7807

PREMIUM Wooded Lot, dock & beach PRIVILEGES on Upper Straits Lake
$82,000 Cash. 661-1030

SPRINGFIELD TWP. - 10 beautiful acres near Clarkston & I-75. Wooded with mature trees & perked. Build your dream home! $51,900 489-4429

S. LYON NEW SUBDIVISION
44 Country homesites (1½ acre to 1 acre). 23 left. Terms. Payments as low as $300 per mo. with 10% down. $35,000 and up. Free Brochure.
437-5340

TEN ACRES
Off Grand River & Earl Lake. Rolling, lots of trees. On paved road with sewers. 392 ft. on Char-ann Rd. Howell 347-1017 or 591-1593

WEST BLOOMFIELD
Luxurious Oakbrooke Subdivision. Choice lots. Middlebelt between Walnut Lake & Lone Pine. 645-2030

W. BLOOMFIELD
Lots for Sale
Very special wooded lots. Sewer, water, paved streets. 100' wide and larger. New subdivision of 3,000 to 4,000 sq. ft. homes. Use your own builder. If you like trees, you'll love these lots. Terms or discount for cash. Developer-Broker 737-2284

24.5 ACRES near 23 & 59, perked, low taxes, beautiful building site, splitable. $75,000. LC terms.
Home 837-1010 Work 837-0888

340 Lake-River-Resort Property

CENTRAL MICHIGAN
CANADIAN LAKES
Specializing in Lake Front - Lake Access and Golf Course Properties. Write or call for a free property brochure.
Homes from $48,000
Lots from $4,000 - Owner financing
• Ownership Has Its Privileges • Golf, Tennis, 1000 Acres of Lake, Pools, Ski, Clubhouses & More!
LAKES REALTY VPN
8520 100th Avenue
Stanwood, MI 49346
(616) 972-8300

EXECUTIVE GET AWAY in Windsor Canada. New riverfront condo across from Ren-Cen. 1 bedroom & den or 2 bedrooms, 2 complete baths, sunroom, etc. Carpeted & custom verticals. Condo living at its finest. $120,900 U.S. 647-5740

GROSSE ILE water property. Buildable, treed lot, deep water, no bridges to Lake Erie. Safe harbor large boats. $150,000. 675-7095

TORCH LAKE BARGAIN
NEW builder's model. Liquidation, price just reduced
3000 sq. ft. unfinished home, 3 story chalet style - 2 fireplaces, Pella windows, all cedar siding, roughed in and ready for finish. Priced as is with you completing yourself or the builder has finish packages available. Plan variations allow for up to 3 full baths, up to 6 bedrooms, construction using truss systems with no weight bearing walls allowing many plan deviations. Priced at $195,000, as is. This is $50,000 below cost and price listed for last fall. Don't miss this one, it won't last long. The best buy currently on Torch Lake for a lot and new home package. LOCATION - West side premium lot, 100' with 2 acres near Eastport, on US 31 with beautiful view, trees, area for garden and tennis courts, 15 minutes to Charlevoix, Elk Rapids, Bellaire, (Schuss Mountain & Shanty Creek Resorts). Call
Harry J. Nicholls
Real Estate One
Bellaire/Eastport
1-800-968-2627
1-616-533-6171

342 Lakefront Property

All Sports Lakefront
Owner transferring, 4 years new. Stunning 3,615 sq. ft. custom quality brick contemporary ranch in Waterford, with walk-out lower level, cathedral ceilings, skylights, bay windows, fabulous kitchen, finest in custom features, wrap deck, 40' suspended dock. Great price $398,900. Ask for
Mary Koolelan
REAL ESTATE ONE
851-1900 626-6482

ANN ARBOR AREA - 70 beautiful acres. Unusual lake frontage. Game refuge, orchards, 1 building. $225,000, 1/3 down. Eves 665-1773

BLUE HERON
NORTHVILLE
ON THE WATER
Private sand beach. Swimming, boating, fishing, and nature preserve. On Beck Rd. S. of 7 Mile, W. of 275. From $189,900
344-8808

CASS LAKEFRONT!
Newly remodeled contemporary ranch home situated on over 300 ft. frontage of private, prime shoreline! Call today for details - $419,900

ORCHARD LAKEFRONT!
Custom 5300 sq. ft. residence on high lot with panoramic views. This home has everything! Call today for private appointment - $859,836

PINE LAKE PRIVILEGES
Sharp - 3 - bedroom - contemporary ranch with all new windows, new formica kitchen, central air, fireplace & more. Fast possession - $109,900

For additional information on these beautiful lakefront & lake privilege homes CALL US TODAY!

ERA RYMAL SYMES
851-9770

n

CASS LAKE - vacant land with water & sewer, 200ft frontage on canal at mouth of Cass Lake. $75,000 cash or best offer. Call G. F. Gora, Broker for Realbus. Mon thru Fri 9am-5pm 680-0050

ELIZABETH LAKE FRONT HOME
3 bedrooms, 2 baths, large master suite, oak/marble fireplace, walk out to lake with full deck & dock. 2200 sq. ft. $199,500 681-3324

ELK LAKE FRONTAGE - Ultra clean water, 10 miles N. of Traverse City. 4 bedrooms, stone fireplace, 2 car garage, $189,900. Call 7am - noon. Pearson Realty 1-616-599-2394

GREEN LAKE - W. BLOOMFIELD
English Cotswold 4 bedrooms, plus sitting room, wood floors, central air, sprinkling & alarm systems, finished basement. $435,000. 6340 Commerce Rd. Ask for Betty Manecke 646-1400, 363-8885
MAX BROOCK, INC

LAKEFRONT CONDO - for less than $100,000! 2 full baths, large living area. Own for the same cost as rent. $99,900 20KLI
MAX BROOCK 626-4000

LAKEFRONT COTTAGE
LAKE HURON!
Only 20 minutes N of Port Huron. 3 bedrooms, 2 baths, sandy beach, pool & tennis court. $57,900
Bill Garrettson Eves 982-4782
REAL ESTATE MASTERS
987-8600

LAKEFRONT LOT in Novi, on WALLED LAKE, for sale. For information call, Tues-Fri, 3-5pm.
Call. 851-0630

LAKEFRONT LOT Great view, good fishing. Lots of mature trees. Great price! $24,900. VACILU
MAX BROOCK 626-4000

342 Lakefront Property

FABULOUS
LAKEFRONT COLONIAL
Plus relax at home by the pool!! 5 bedrooms and a gentleman's library. Offers endless amenities, charm and a million dollar view! $279,900.
Real Estate One
644-4700

FENTON- Hartland Lakefront, partly wooded hillside lot with 105 ft. on water. Private All Sports Lake Shannon. $150,000. Land Contract Terms. Call Jerry at
Re/Max Metro Associates
(313) 629-8612 or 1-800-544-0776

GROSSE POINTE
Waterfront Estate
Phone. John Hoban
Adlhoch & Associates 882-5200

LAKEFRONT - WATERFORD TWP. Otter/Sylvan Lake. 100'. $95,000. City water, city sewer.
965-5120

LAKE NICHWAGH
West of South Lyon, new development with ¾ to 2½ acre lots, rolling & wooded from $55,000 - Terms
ADLER HOMES, INC. (313) 229-5722

LAKE ORION WATERFRONT
Brick 4 bedroom, 2½ bath, attached oversized 2 car garage, game room, family room, vaulted ceilings in great room, 143 ft. lake frontage on cul-de-sac lot, many other extras. $289,000. For information call 693-8613 or owner: 1-904-622-5753

LAKE SHANNON - Open Sun. 2-5. 3,800sq ft., Magnificent view. MUST SELL! Reduced to $270,000. 7177 Driftwood. Rick Smith, The Michigan Group, 313-229-2382, or 227-4600, ext. 249.

NOVI LAKEFRONT
On Walled Lake, new 2,800 sq ft. quality home $249,900. Also: 3 lots, build to suit, 1331 South Lake Drive, (Novi Rd. to 13 ML, go left at 13 Mi) Open Sunday, 1-5.

ADORABLE Year round cottage in Fenton on a big lake.
$87,500
Land contract, 10% down.
Marabanian & Assoc. 363-5877

OLD MISSION
ESTATES
TRAVERSE CITY
Located on Old Mission Peninsula on Peninsula Drive & 2 miles S. of Bowers Harbor Inn. Estate size parcels & 700 ft. of shared West Bay frontage.
Mikan Development Company
(517) 631-4191 (517) 835-7228

ORCHARD LAKEFRONT
OPEN SUNDAY 2-5
4525 Dow Ridge
W. of Orchard Lake Rd., N. off Commerce Rd.
1.55 wooded acres with 122 ft. of lake frontage. $499,000. Call Cleo at
MAX BROOCK, INC. 626-4000

PINE LAKE FRONT CHARMER! 77 ft. frontage. Owners have updated and remodeled, but have kept the early century charm. Beautiful wooded, sloping lot. Fabulous views! $599,000. 26LON
MAX BROOCK 626-4000

PORT HURON
Resort-type condo on beautiful Lake Huron. 4 miles N. of Blue Water Bridge. Lakefront unit 2 bedroom, 2 bath. Walk-out to deck, beach & heated pool. Air, carport. Gorgeous sunrise. Land contract. $85,000. 656-5267, eves 385-9205

SANFORD LAKE: Brick 2 plus bedroom, 2 bath, large country kitchen, dining room with window seat, cathedral ceiling in living room, 2½ car garage, $110,000. 517-687-5678.

UNION LAKEFRONT. Don't drive by. Go inside to see this completely updated contemporary 4 bedroom home with 2 story open floor plan. Loaded with upgrades. $285,000 11LOC.
MAX BROOCK 626-4000

VACATION AT HOME year round on Cass Lake. Walkout ranch with 4 bedrooms, 3 full baths. West Bloomfield schools. $379,000. 38ERI
MAX BROOCK 626-4000

WALNUT LAKEFRONT
OPEN SUN 2-5PM
Contemporary glamorous home on Walnut Lakefront. Bloomfield Hills schools, 4772 Tara Ct. S. of Lone Pine, W. of Inkster. Take Meurs Ln. In Custom designed with skylit ceilings and circular walls of windows overlooking the lake, huge family room with entertainment center & fireplace, Gourmet Kitchen, Master Bedroom Suite has his/hers bath, whirlpool, & stall shower, compartmented closet areas, all new, Boat House, Dock, Seawall and extensive Decking, finished walk-out lower level, 3 car attached Garage. Reduced to $675,000. Motivated sellers

FABULOUS UPPER LONG LAKE LAKEFRONT - exciting things have happened! Owner has updated & restyled entire home in last week. Featuring 4 Bedrooms, 3½ Baths, Great Room, Family Room, Library, new champagne formica Kitchen with Jennaire. Lower level entertainment center has fireplace and doorwalls to spacious grounds & lake. 2 car attached Garage. Circular Drive. Decking. Sandy Beach. Dock & Seawall. Asking $619,000. Very motivated, make an offer.
PLEASE ASK FOR
SYLVIA STOTZKY OF
THE MICHIGAN GROUP
Bus 851-4100 Res 661-6608

WALNUT LAKE LOT - 135 ft. frontage. Bloomfield Hills schools, all permits obtained, complete house & landscaping plans. By owner. $495,000 353-1117 Eves 855-1333

WATERFORD lakefront on all sports lake. Large scenic lot with sandy beach minutes from schools & shopping. 3 bedrooms, 3½ car garage, lots of extras. $147,000 623-7936

WHITMORE LAKEFRONT, A-Frame 1,848 sq. ft., 3 bedroom, 2 bath home with gazebo, hot tub & A-Frame 1½ car garage. Newly remodeled with brick fireplace, BBQ in kitchen, central air and seawall on all sports lake. $249,000 449-2432

WING LAKEFRONT - 220'. Reduced to $398,000 - motivated. Open June 22, 23 11-6pm. 6405 Navajo. Home 626-0014 Work 983-0313

2.41 ACRES
144 ft. LAKEFRONT
Build dream home on gorgeous lot. Call
ANU GANDHI,
RALPH MANUEL
851-6900 or 477-8810

342 Lakefront Property

LAKE ANGELUS

Large English Cape Cod, step down living room with 10' ceiling, remodeled kitchen, Sub Zero, center island Jenn-Aire. Breakfast room. Dining room, large family room with stone fireplace, 3 large bedrooms, 2½ baths, all hardwood floors, recreation room, large storage rooms, gas forced air heat and central air, screened porch.

Beautiful lake views — over 1 acre gardens. Two story boathouse with fireplace and changing rooms. 3 car garage plus shed. Shown by appointment.

$750,000 332-1661

348 Cemetery Lots

CEMETARY LOTS (2)
CADILLAC MEMORIAL CEMETARY
GARDEN CITY
Call after 7PM, 624-1727

MICHIGAN MEMORIAL PARK (2) section 12, Garden of Pines. Now selling for $1700, asking $1000, for both. Call. 728-5271

OAKLAND Hills Memorial Gardens. Garden of Gethsemane. 2 adjacent plots. $500 each. Eves. 624-3720

PARKVIEW MEMORIAL Cemetery, Livonia. Choice location, several plots of 6, will sell individual $200 per grave 939-1235

SEVEN LOTS FOR SALE
AT PARKVIEW CEMETARY
$350 EACH
CALL, 495-0402

SOUTHFIELD CEMETERY
4 lots. $475 each (Discount if purchasing all 4). Call Evenings,
517-739-2997

TWO CEMENTERY lots. White Chapel, Psalms section, worth $900, will sell $550 each 628-9418

358 Mortgages & Land Contracts

CASH FOR LAND CONTRACTS
Immediate Phone quotes! Won't be out-bid! Mortgages/Refinances
Mortgage Corp. of America
313-362-1489 or 1-800-468-9618

BUYING LAND CONTRACTS
Full or Partial
Fast Cash!
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COMERICA
Mobile Home Financing
1-800-292-1300
For Information
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MAXIMUM CASH - from Michigan's largest buyer of Land Contracts. Call First National at 1-800-879-2324

PURCHASE!
Cash For Existing Land Contracts
Second Mortgages • Highest $$$
PRivate Party 313 684-1169

362 Real Estate Wanted

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

385 Business Opportunities

A UNIQUELY CREATED franchise cleaning concept seeks dedicated, conscientious, dependable, self motivated franchisees for business in Wayne County. Earn as much as $1975 gross per month! Day Hours! Call 589-7738

AVAILABLE SHARED EXECUTIVE Office, business, answering service, secretary service.
W. Bloomfield 851-8555

BAR GRILL
Grand Traverse Bay Area. For information write to P.O. Box 91, Kewadin, MI., 49648

BE A MILLIONAIRE
I need 2 key people who have an urgency for wealth. Call
1-800-780-4843

BEST VENDING OPPORTUNITY
Full time/part time. No selling. Low overhead. Minimum investment. Patented machine. Call 422-7410

BIRMINGHAM SALON
½ interest for sale 739-5146

BUSINESS & LIVE-IN-MINI MARINA bait & tackle shop, boat rental, land contract. $256,000. HELP-U-SELL REAL ESTATE 454-9535

PARTY STORE - Established & Successful. Affluent area, on a Main St. S.D.D., S.D.M., LOTTO. Land Contract. HELP-U-SELL REAL ESTATE 454-9535

BUSINESS SEEKS Brokers, Publishers, or Companies, for joint venture in custom applications for newly developed interactive fax machine product. V Graphics 474-9635

CLEAN CARE, a uniquely created franchise cleaning concept, seeks dedicated, conscientious, dependable, self motivated franchisees for business in Oakland County. Earn as much as $2400 per month.
Call 589-7738

DELUXE FROZEN YOGURT
& Luncheon Shop
in Farmington Hills
489-9395

DID YOU KNOW?
You can sell your janitorial service, any size. I'll buy it as is!
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HAIR STYLISTS & MANICURISTS. Mall salon, never boring, always busy. Call 261-4010 or stop in Wonderland Mall, Hair Today

LAWN SIGN BUSINESS
LOW START-UP COST
19 Signs, poles, advertising
Call Robb after 6pm 535-7257

LOCAL Detroit area distributing company looking for new products to distribute. Beverages, novelty items, etc. Call Mike 7am-4pm 287-4052

LUCRATIVE, SHORT TERM Return on investment. Electronics product. Have commitments for 250,000 units. Call 313-731-9093

OMNITRITION
Nutrition • Weight Loss
At It's Best
Results Oriented Products
Distributors Dream
CALL: RUTH NELSON
313-563-4356

OWN YOUR OWN APPAREL OR SHOE STORE
Choose Jean/Sportswear, Ladies, Men's, Large Sizes, Infant/Preteen, Petite or Maternity Dept., Dancewear/Aerobic, Bridal, Lingerie, Sock Shop, or Accessories Store. Over 2000 name brands. $21,900 to $33,900. Inventory, training, fixtures, Grand Opening, etc. Can open 15 days.
Mr. McComb (404) 659-0229

PIZZA PICK UP & DELIVERY
Owner ready to deal and will finance. Western Wayne County. Leave message 397-0156

PROFITABLE VENDING MACHINES and route for sale. Being transferred.
478-3765 or 543-3970

Real Estate Franchise Available. Turn key operation. Rural area with low overhead. Excellent money maker. Seller financing available. Priced to sell fast. Mail inquires to Real Estate Franchise, P.O. Box 203, Novi, MI 48376-0203

RIVERFRONT RESTAURANT
For sale by owner on St. Clair River shipping chanel. Liquor license seats 150. 80 paved parking. 1½ acres. 100' boardwalk on river. 80' dock. 2 homes on property. Absentee owner operated. Prime growth area. Opportunity for business development. $550,000, $150,000 down. Terms negotiable. Send inquiries: Owner, Harold E. LeBeau, 93 Piquette, Detroit, MI 48202
313-873-7744

TANNING SALON established 6 years. Excellent location. Professionally designed & decorated. $60,000/yr. net potential. 848-4480

YOGURT/BAKERY/SANDWICH SHOP
Westside of Livonia
Call 477-0221

366 Ofc.-Bus. Space Sale/Lease

ACT NOW!!
Available immediately!
Elton Office Plaza - 1721 Crooks Rd. 2-3 room suites from $300. All utilities included, janitor service & great parking. 826-2580

AFFORDABLE EXECUTIVE
Offices. Why pay for the high cost of doing business? Share the cost without losing individual attention.
•Personalized telephone answering
•Professional secretarial services
•State of the art equipment
•Conference rooms/kitchen. Ideally located on Troy's Golden Corridor, 1475 W. Big Beaver Rd.
TROY BUSINESS QUARTERS
For personal tour call 637-2400

ARCHITECTS seek design professional to share office space. Main St. Royal Oak. Rent includes fax, copier, conference room, library, utilities. Negotiable. 541-2368

BIRMINGHAM - MEDICAL/DENTAL
Professional building
3 suites available. Private parking
689-8744

BIRMINGHAM OFFICES Available. Receptionist, copier, fax, conference room. $600/mo. Ask for Lisa.
645-8010

ANNOUNCING
Maple Business Center of Troy
Best rates in town, no lease necessary, 227 to 5,000 sq ft on Maple, near Livernois.
From $235 up per month.

PENTHOUSE
Also available, 650 sq. ft., natural skylight, private restroom with shower, very favorable rate
646-0139

BIG BEAVER, TROY: distinctive windowed offices, prestigious executive suite to share, 1 or 2 rooms, secretarial areas, $395 mo. 524-4044

BIRMINGHAM LOCATION - 150, 800, 1200 sq. ft. available. Ample parking. Will divide.
Slater Management 540-8284

BIRMINGHAM
SOUTH ADAMS SQUARE
Single offices available, rent starts $140/mo. Immediate occupancy

Two to 4 room office suites available, rates starting at $13.30/sq. ft. Rent includes air conditioning, heat & janitorial service, telephone answering & secretarial services available. 646-5900

BIRMINGHAM - 650 sq. ft. 2 room suite, free parking, all utilities included, Xerox & Fax available. $600. per month 642-9330

DOWNTOWN PLYMOUTH
7 room suite, approximately 1150 sq. ft. Convenient location.
Excellent parking. Call 455-7373

DOWNTOWN PLYMOUTH
Quaint office building, 388 Sq. Ft. Move-in condition. Call Deborah for details 229-7474

EXECUTIVE furnished offices, personalized telephone answering, professional secretarial services, copy machine, fax, conference room. Convenient location near Telegraph, south of I-696, wooded setting, full service building. Work stations also available. Call Lois 356-6577

EXECUTIVE SUITES AVAILABLE
Includes spacious parking facilities. 1st. floor. Experienced Secretaries, personalized phone answering, copying, UPS, facsimile & word processing services, conference room, notary.
HARVARD SUITE
29350 SOUTHFIELD RD
SUITE 122
557-2757

FARMINGTON
Excellent downtown location, beautiful view. 475 & 600 sq. ft. offices. Available at bargain rate 476-2050

FARMINGTON HILLS
23900 Orchard Lake Road
GENERAL/DENTAL/MEDICAL
(No Elevator)
RENT INCLUDES
Electricity • Heat • Air Conditioning
Water • Taxes • Insurance
Common Area Cleaning

5,100 sq. ft. lower level	$7.99/sq. ft.
1,600 sq. ft. 1st floor	$10.99/sq. ft.
3,665 sq. ft. 1st floor	$10.99/sq. ft.
3,000 sq. ft. 2nd floor	$9.99/sq. ft.

ALSO AVAILABLE
750 sq. ft. Office Suite
38215 W. 10 Mile Road
2,600 sq. ft. Retail Store
38255 W. 10 Mile Road
2,052 sq. ft. Retail Store
38467 W. 10 Mile Road
Call Basil Borake
CERTIFIED REALTY, INC.
(313) 471-7100

FARMINGTON HILLS OFFICE: Near expressway (Grand River-Middlebelt area), 300-4800 ft., under market rents. 478-7451

Farmington Hills- Tall Oaks, perfect for manufacturer's rep. Small office. Furnished/unfurnished. Secretary, FAX, copy available. 851-2784

FARMINGTON Hills. 1550 sq. ft. in attractive building & location. Below market rate for solid tenant. Hall & Hall Inc. 626-8900

FARMINGTON - Small offices for rent. Ideal for blue collar business people. Reasonable rates.
Call Jeff 9AM-5PM 471-1908

FORD RD. - CANTON CENTER RD
• 10 room office, 2100 sq. ft.,
$9.50 sq. ft.
• 40 parking - executive, medical
• 750 sq. ft., $9.50 sq. ft.
• 1200 sq. ft., $9.75 sq. ft.
ANN ARBOR RD. - LILLEY RD
• 2000 sq. ft., $1395/mo
455-2900

GARDEN CITY - 2,400 sq. ft. Office or Business space for lease. Warren & Venoy Plaza. For further information call 425-0142

GREAT LOCATION
455 sq. ft. unit. $390 per month
$9 per sq. ft. for larger units
Please call
Bloch & Company
313-559-7430

INVEST IN YOUR BUSINESS
Earn 20% return thru rent recapture. Executive suites available $200 per mo. Livonia Pavilion. Call till 4 PM
476-7667

JUST STARTING UP?
Industrial Units To Lease
From 800 sq. ft. & up
Livonia, Canton & Novi
Call Jo at National Business Centers 454-2460

LIVONIA
On Farmington Rd.
Just S. of 8 Mile
MEDICAL &
PROFESSIONAL
SPACE FOR LEASE
EXCELLENT RATE & LOCATION
1080 - 1500 sq. ft.
CERTIFIED REALTY, INC. 471-7100

LIVONIA
SCHOOLCRAFT & INKSTER
Prime office space in active center. 250 to 3400 sq. ft. Will divide to suit. Rent as low as $6/sq. ft. Brokers protected Call - 645-9880

LIVONIA - single offices, professional use, beautiful 1 story colonial building, 7 Mile at Merriman, must see to appreciate, secretary available, reasonable 476-1770

LIVONIA - smoke free building. 2 single offices or 1 suite. $355 to $400, includes utilities.
349-6193 or 478-4447

LIVONIA - Westside, single, executive offices, $250. Phone answering, mail delivery, coffee service included. Copier, FAX and word processing available. 464-2960 or 349-5449

LIVONIA - 15415 Middlebelt at 5 Mile, 1 mile from Jeffries. 1 and 2 room or multiple rooms up to 4300 sq. ft. Motivated to lease by owner. Call me, Ken Hale
Days 525-0920 Eves 261-1211

NORTHWESTERN/MIDDLEBELT
1-3 room offices available on sublease or month-to-month basis in attractive larger building below market rate. Winston-Trettel. 851-9292

OFFICES IN W. BLOOMFIELD
Orchard Lake Rd. Private entrance. 600 to 5500 sq. ft.
851-8555

OFFICE SPACE for rent in W. Bloomfield area. Private entrance. Ideal for sales person or secretary. $425/mo 851-2980

On Maple near Woodward
998 sq. ft. - first floor
Deep rent discounts
Call for details
SANBREEN COMPANY
647-3250

PLYMOUTH - Main Street. 1200 sq. ft. Private entrance. Newly remodeled. First month free. $800 per month. Call 455-3232

LIVONIA - 4,000 square foot office building. Land Contract terms available. 5 separate suites, 21 car parking. $195,000

9150 MIDDLEBELT, LIVONIA
Contemporary brick office building. Three 1,040 square foot office suites available. $475 a month. Call for additional details.
WEIR, MANUEL, SNYDER & RANKE, INC.
500 S. Main St., Plymouth
455-6000

OFFICE AND WAREHOUSE SPACE to rent. Madison Heights. 3,000 sq. ft. office and 7,000 sq. ft. warehouse or portion thereof. $4.75 sq. ft. or 10,000 sq. ft. at $3,958/month.
589-9900

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• Secretarial Service/Telephone Answering
• 24 Hour Dictation
• Fax & Copier Available
• Computer Calligraphy-Diplomas
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Walk-In's Welcome

PRIME DOWNTOWN FARMINGTON
Office Building - 840 sq. ft. with versatile floor plan. Immediate occupancy. Call
Wineman & Komer Mgmt. 350-9090

PRIME office space off I-696 & Woodward. 750 sq. ft. (looks like 1,000) Huntington Woods, sublease now then fall rental. Good price, beautifully decorated. 399-4930

REDFORD OFFICE
24821 Five Mile Rd.
West of Telegraph
2 room + in-suite storage and bathroom. Private entrance, carpeting and blinds. All utilities included $375. per month.
CERTIFIED REALTY, INC.
471-7100

Redford Township
24350 Joy Road
(Just West of Telegraph)
250 sq. ft. $200 per month
625 sq. ft. $525 per month
1,250 sq. ft. $1,050 per month
FREE HEAT
AIR CONDITIONING
ELECTRICITY
First come will receive one free underground parking space plus free storage space
Call Mary Ann Szwabowski
CERTIFIED REALTY, INC.
(313) 471-7100

REDFORD TOWNSHIP
West Six Mile, West of Beech
550 sq. ft., $400/mo. Includes all utilities. 681-8088

ROYAL OAK, 11 Mile & Main, 3,800 sq ft. to lease, (was a day care center) $3,100 per month includes all utilities & parking. 689-0612

SHARE OFFICE
$215 month rent. Fax/typing/phone desk/copier available. Southfield
423-7224

SOUTHFIELD
NORTHWESTERN/12 MILE
Small office building has 1 suite available 425 sq. ft. Electricity & air conditioning free. 353-9010

SOUTHFIELD
PRIME LOCATION
12 MILE RD. &
NORTHWESTERN
Suite available. All utilities paid. Good parking, storage, conference room. Secretarial & phone services available on premises. Call 356-5870

SOUTHFIELD, sublease 2750 sq. ft. deluxe office, 26211 Central Park Blvd. Available immediately. Negotiable. Call Days 354-2010, eves after 5pm & weekends, 789-2383

TROY - 10X12 furnished office or 10X16 furnished, windowed office available on 16th floor of Top of Troy building. Corner of I-75 & 16 Mile in small suite with CPA. Lobby, secretarial, Zerox, etc. $240 mo & $375 mo respectively 362-1890

TROY - 15 & Livernois. Unique space for artist or office. 900 sq. ft., all utilities. No lease. $675/mo.
Call 9am-5pm 362-0764

WALLED LAKE
Office - Warehouse 1000 sq. ft.
$475 per month plus utilities
SANBREEN COMPANY
647-3250

WALLED LAKE
800 sq. ft. storefront on W. Maple Rd. Deep rent discounts
Call for details
SANBREEN COMPANY
647-3250

WEST BLOOMFIELD
Prime location office space available on Orchard Lake Rd. 1,000 to 6,000 sq. ft. Brokers protected. Call Andre Noroyan 313-737-4400

WESTLAND
Professional office space available in Westland. High traffic area. 3 offices. $600 per unit. (W 608)
CENTURY 21 WEST 349-6800

6 MONTH
FREE RENT
PLYMOUTH AREA
An outstanding medical or office space across from Plymouth High School. FULL BASEMENT! $10 per square ft. on 3½ year lease to qualified party. Greatest bargain in the west metro area. Call today. Limited offer.
TEPEE REALTY
479 S. Main, Plymouth
454-3610

367 Bus.-Prof. Bldgs. Sale/Lease

CANTON
Desirable Ford Rd.-Canton Center, free start-up rent for up to 1 year for qualified lessees. 356-2600

CANTON-PROFESSIONAL OFFICE building for lease or option to buy. 980 sq. ft. plus full basement. Suited for any profession business. Canton Professional Park. Send inquiry to 63 Hillview Dr., Norwich, NY 13815 or call owner. Days 607-336-1550 Nights & weekends, 607-336-6441

REDFORD
Business office for lease
1600 sq. ft., plenty of parking, free standing building at Beech Daly & Schoolcraft on I-96 (Jeffries). Formerly dental office. Net lease $1600 per mo 664-2087

REDFORD - Grand River, lease or sale. 3,000 sq. ft. building, possibly divide. Rental $4.50 sq. ft. Sell on land contract or lease with sale option. Lakrnz - Weber. Call 9-5 Mon.-Fri. 353-9494

368 Commercial/ Retail

ACROSS FROM Garden City High School, 1,000 sq. ft. free standing building. High traffice volume. Reasonable rent. Ask for Faris 981-4477

BAKERY has space, refrigeration & oven time available to rent. Farmington Hills area. Will consider gift basket businesses. Call 851-2921

BLOOMFIELD Twp. Maple/Telegraph corner. 5625 sq ft. in detached commercial building. Hall & Hall Inc. 626-8900

DOWNTOWN ROYAL OAK
Royal Oak's most unique retail space is available for lease in a recently renovated, award winning building. For information call Paul at 399-2606

DOWNTOWN WAYNE 1,200, 1,600 or 2,800 sq. ft. store in busy Kroger-Perry strip center on Michigan Ave. in Wayne. Ample parking, good traffic, reasonable rent. Call 647-7171

BIRMINGHAM
SOUTH ADAMS SQUARE
Retail enclosed mall space available. 942 sq. ft. Rate starting at $13/sq. ft. includes heat & air conditioning 646-5900

COMMERCIAL SPACE
From 1200 to 4800 sq. ft. A corner location with excellent traffic flow and direct access to I-75 & I-275. (N37EUR).

NOVI
Retail space available. Up to 5000 sq. ft. at Village Shopping Center located on Grand River with excellent traffic flow (N00GRA).
Call Coldwell Banker Schweitzer Real Estate at 347-3050

DOWNTOWN PLYMOUTH - Super shopping mall location, 728 Sq. Ft. up to 1,050 Sq. Ft. Call Deborah for details 229-7474

DOWNTOWN
ROCHESTER
FOR LEASE
• Retail • office
• Medical • Dental
• Cafe/Deli Location
• Beauty Salon
335-1043

FARMINGTON DOWNTOWN - Retail/office space starting at $395 mo. includes utilities. Ready for move-in. Plenty of parking 477-0157

LIVONIA - 1,680 sq. ft. store for lease in a 17 store neighborhood shopping center. 38107 Ann Arbor Rd., ¼ mile E of I-275
Call 358-4080

NEW HUDSON - Grand River, near Milford Road, excellent location. Retail &/or office space. Ample parking, reasonable rent. 486-0720

PLYMOUTH
Charming Old Village house with commercial business on main floor, studio apt. up. Updated thru-out. NEW furnace, central air, plumbing & electrical. Separate meters, 10 car parking, high traffic area. Land contract terms possible. Bring offers. $120,000
Betty Mills
RE/MAX 100 INC.
348-3000

ROCHESTER HILLS
Auburn Rd. Partially remodeled, you finish. 1600 sq. ft. $500/mo
455-2036

ROCHESTER - Industrial for lease. 2,000 sq. ft., $885/month + security. Available 7/1. Includes taxes & insurance. Smalley, Inc. 651-2888

SHOPPING CENTERS FOR LEASE
Bloomfield, Maple & Inkster, Riverview, Orange & King 471-4555

369 Indust./Warehouse Sale/Lease

AIRPORT
COMMERCE
CENTER
Award Winning Development
Industrial Suites
M-59 at PONTIAC AIRPORT
1200 sq. ft. $800/mo. complete
Other suites from 1600-10,000 sq. ft.
Call Al Montalvo 666-2422

CANTON - 1 acre with house, 6701 S. Haggerty. Rent with option to buy. 3 bedroom, fireplace. Zoned Industrial. Large garage for storage. House for office. Very clean. $115,900
Van Esley Real Estate
459-7570

CANTON
4,000 - 12,000 sq. ft.
Available immediately.
478-6070

FARMINGTON HILLS - 4800sqft. $4 per sqft., 18ft height, 18ft overhead door, additional office space adjoining is available 478-6215

HEATED WAREHOUSE
From 580 sq. ft. & up
$300 month/gross
Call Jo at National Business Centers 454-2460

INSIDE space available for storage or your idea. $x20 thru 12x60 & several sizes between, all or part. Utilities available 348-2592

LIVONIA
1850 total sq. ft. ½ warehouse - ½ office. Immediate occupancy. Rent very negotiable. Call Jo at 454-2460

LOW RATE
HIGH VALUE LEASE SPACE
Hilton area between 8 & 9 Mi.
Shop $3/sq. ft., Office $6.50/sq. ft., Engineering $2/sq. ft. Air conditioned building
ALKON REAL ESTATE
557-1820

ROCHESTER
2000 sq. ft. shop, industrial
$500 per month
651-1121

STORAGE BUILDING
40x44, high ceiling, secure, excellent car storage. Wixom. $800/month. 347-2955 or 624-6686

SYLVAN LAKE
Retail/warehouse/office
up to 5,300 sq. ft. on Orchard lake road. Call Jay. 333-1320

370 Income Property

APARTMENTS
• 4 unit/Plymouth
• 6 unit/Garden City
• 8 unit/Garden City
• 10 unit/Brighton
• 14 unit/Milford
• 22 unit/Wayne
Apt. Specialist
PERRY REALTY 313 684-1169

CARROLL LAKE - Duplex, 2 bedrooms each side. Lake privileges. Good income. $87,900. Union Lake area. 471-5653

PLYMOUTH
4-unit residential income and the the tenants pay gas and electricity and terms are open. (N47SHE)
Call Coldwell Banker Schweitzer Real Estate at 347-3050

W. BLOOMFIELD - 3 bedroom home with attached 1 bedroom apt. Separate utilities. Income $1,650 per mo. $169,000 555-8149

371 Comm'l. / Ind. Vacant Property

BRIGHTON- 20.49 acres zoned light industrial for sale. All or part, utilities are available, easy freeway access. Contact
TOM ADLER, BROKER
(313) 229-5722

Desirable North Canton location zoned industrial, high growth area West of I-275, utilities nearby, short term land contract available. $89,000
WEIR, MANUEL, SNYDER & RANKE, INC.
500 S. Main St., Plymouth
455-6000

372 Invest. Property

BIRMINGHAM In-town 3 investment properties. All rented. All current landlord licenses. Lifestyle forces sale. Jerry 644-1578

SALEM TWP. - 26 acres, between 7 & 8 Mile on Curtis Rd. Includes 5000 sq. ft. physical plant with utilities, splits available. $550,000 firm. Must have own financing. 453-8346

400 Apts. For Rent

ARLINGTON TOWNHOMES
NORTH ROYAL OAK
Vintage 2 bedroom townhouses completely restored, decorated and refurbished with new kitchens, central heat & air. Individual basement w/laundry hook-ups.
On 13 Mile Rd. at Crooks
RENT $610/mo.
288-3710
Open until 7pm daily Sat. to 5 pm

AUBURN HILLS
Bloomfield Orchard Apts.
Spacious 1 bedroom apartments from $440.00, includes heat, gas & water. Blinds included. Pool + laundry facilities & more. Short term, furnished units available.
Open 7 days
332-1848

AUBURN HILLS
BLOOMFIELD SQUARE
Avondale School District
MOVE-IN SPECIAL
$480 - $545
• 1 & 2 Bedroom Apts
• Approximately 850-1100 Sq. Ft
• FREE Heat & Water
All appliances, vertical blinds and large storage area. You'll also find central air, intercoms, pool and 24 hour emergency maintenance. Close to shopping, banking, OU, OCC and the new industrial and tech centers, 5 minutes from I-75 or M-59 just off South Blvd. Between Squirrel & Opdyke
Mon-Fri 10-6, Thurs 10-7
Sat 11-5 & Sun 12-3
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1 bedroom upper apartment for professional. Garage, utilities included. $395/mo 853-2378

BERKLEY
Clean, quiet location, 1 bedroom, free heat.
12 MILE-COOLIDGE AREA
$450
OXFORD HOUSE
544-7715

BERKLEY
Large 1 bedroom, $460 includes, air, storage, laundry, no pets.
399-6725

BEST APARTMENT VALUE
FARMINGTON HILLS
TIMBERIDGE
DELUXE
2 BEDROOM UNITS
$565
Includes appliances, vertical blinds, carpeting, pool, close in Farmington Hills location.
Enter East off Orchard Lake Rd. on Folsom S. of Grand River
Model Open Daily 9-5
Except Wednesday
478-1487 775-8206

BIRMINGHAM - Attractive, newly renovated 1 & 2 bedrooms. Excellent condition. Walk to shopping. Heat, water & carport. $525 & $700. Call Ann after 6PM, 647-4234

BIRMINGHAM - carriage house, hardwood floors, working fireplace, country kitchen & garage. $595. Near Oak & Woodward. Available July 1, 1991 646-4435

BIRMINGHAM - Deluxe 1 & 2 Bedroom. Central air, walk to shopping, heat, water & verticals included. $825-$875/month. 1 month security deposit. Call 851-4157

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it's BUCKINGHAM!
BUCKINGHAM
MANOR
You DESERVE
the "Buckingham Lifestyle"!
• Deluxe 2 bedroom apts
• Six, that's right, six closets
• 1½ baths
• Full basements
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ONLY $300 Security Deposit
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BIRMINGHAM loveliest apt. in the heart of downtown. Beautiful quaint 1 bedroom, walking distance to shops. Central air, hardwood floors, garage, leaded windows. 647-7290

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Luxurious 2 bedroom townhouse located within downtown district. Utilities & garage included
258-4835 Or after 5, 646-2199

BIRMINGHAM - Oakwood Manor. Deluxe 2 bedroom, central air, patio, storage room, carport.
$800 - $850 644-2572

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Quarton Rd. & Telegraph
1 & 2 Bedroom Apartments
From $635
Heat Included
WHETHERSFIELD
APTARTMENTS
645-0026
Mon.-Fri. 9-5 Sat. 10-2

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Studio apartment in the heart of Birmingham. Central air, patio, vertical blinds. $475 per month includes heat.
No pets please. Lease. EHO
a BENEICKE GROUP property
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In heart of town • Attractive Units
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Call to view 258-7766
Evenings - weekends 258-9806

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BIRMINGHAM
Best location, rarely available, 806 Ann St., prime 4 unit apartment building has 1 executive apartment available. Furnished if required. $800 per mo. includes heat, laundry, garage with opener & storage area. 1 year lease, 1½ security. 644-3262

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LINCOLN HOUSE APTS.
505 EAST LINCOLN
• Spacious 2 bedroom apartments
• Convenient to downtown
• Deluxe General Electric appliances
• Central air
• Vertical blinds
• Large closets & storage areas
From $619/month*
* For a lease signed by 6-30-91
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SHORT TERM LEASE
Available for 1 month to 1 year. Elegantly furnished 1 bedroom unit. Perfect for transferred executive. Call
DENNIS WOLF
LICENSED BROKER
HALL-WOLF PROPERTIES
644-3500

BIRMINGHAM - 1 bedroom with den. New finished hardwood floors. Available immediately. Gas, water & heat included, $725 mo. Oak & Woodward area. Bruce 356-0300

BIRMINGHAM - 1 bedroom 1½ bath apartment overlooking park & Quarton lake. Carport, air, pets with approval. Call Doris Bodette, Snyder Kinney Bennett & Keating, 644-7000

BIRMINGHAM - 1 MO. FREE RENT. Newly remodeled 2 bedroom 1½ bath apartment. Just E. of Adams Rd., near downtown. Rental rates include, heat, water, blinds, mirrored doors, new kitchen, appliances & carpeting. Open Sat.
Please call 644-1300

BIRMINGHAM
14 Mile & Pierce. 1 bedroom, immediate occupancy. $485 per month.
Call after 5pm 644-2455

BIRMINGHAM - 2 bedroom, $575, includes heat, carport. Newly renovated, 2755 E. Maple, between Eaton & Coolidge 646-8610

BIRMINGHAM 2457 E. Maple, 1 & 2 bedroom, balcony, carpet, blinds, dishwasher, central air, carport. Lease. No pets. $500-$550 643-4428

BIRMINGHAM, 2567 E. Maple, 1 bedroom, carpeling, blinds, dishwasher, storage, heat included. Lease. No pets. $475 647-7079

BIRMINGHAM - 2525 E. Maple. Lovely 1 bedroom. Walk to shopping & bus. Heat included. 1 yr. lease. No pets. $445. 573-8259

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Bedford Square Apts.
NOW TAKING APPLICATIONS FOR
Spacious 1 & 2 Bedroom Apts.
Small, Quiet, Safe Complex
Ford Rd. near I-275
STARTING AT $475
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Open 7 Days
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All Areas & Prices
Turn 3 days into 30 Minutes
Over 100,000 Choices

TROY 3726 Rochester Rd	680-9090
SOUTHFIELD 29286 Northwestern Hwy	354-8040
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NOVI Across from 12 Oaks Mall	348-0540
CLINTON TWP. 36870 Garfield	791-8444

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The Easiest Way To Find a GREAT PLACE!

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CARRIAGE COVE
LUXURY APTS.
(LILLEY & WARREN)
SUPER SPECIAL
Limited time: 1 month free rent on 1 year lease only.
We take pride in offering the following services to our tenants
• Special rates for Sr. Citizens
• Maid service available
• Dry cleaning, executive shirt & laundry service. Free pick-up & delivery
• 24 hr. emergency maintenance
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• Special handicapped units
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• Many more amenities
NO OTHER FEES
Private Entrances
One Bedroom - $495, 900 sq. ft.
Two Bedroom - $570, 1100 sq. ft.
Vertical blinds & carport included
Near X-ways, shopping, airport
Rose Doherty, property manager
981-4490

CANTON-Cozy 1 bedroom, heat & water included. Security & references required. $385/month. Call 981-1258 or after 6pm 571-8321

Canton
FAIRWAY CLUB
Golfside Apts.
1 & 2 Bedroom
Free Golf
Heat & Hot Water Free
Carport Included
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STOP LOOKING!!
We have what you've been looking for! 1 bedroom apartments available, single story living, private patios, washer/dryer hook-ups. Much, much more. Call or visit Heathmoore Apts., located on Haggerty Rd., S. of Ford. 981-6994

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OFFICE LEASE
OPPORTUNITY
$10 Per Sq. Ft. Fully Gross
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