333 Northern Property For Sale

BENZIE CO: Beautiful lot on Lower Herring Lk. S. of Frankfurt. Hilltop setting. All Sports Lake. Wooded 1 plus acre. $71,500 terms. 995-1946

ELK LAKE - 4 bedroom, 1½ bath, ranch, sandy frontage, close to golf course and town. $196,000.

TORCH LAKE - cozy 2 bedroom cottage, enclosed sunporch, deck overlooking Torch Lake, dock included. $109,900.

REAL ESTATE ONE
ELK RAPIDS
616-264-5611

GAYLORD AREA

PRESTIGIOUS BIG LAKE, 3 bedroom, 3 bath home, panoramic view, kitchen area in lower walk-out level, lots of storage, $246,000.

OSTEGO LAKE BUILDING SITE on east side, with 146 feet of lake frontage, a rare find at $138,000

The Prudential
Glasser Real Estate
148 W. Main, Gaylord MI 49735
1(800)333-8707

GRAND MARAIS MICH - 2 bedroom furnished condo on Lake Superior. Includes appliances, storage unit. Reduced to $65,000. 313-458-1963

GREAT GET A WAY FOR hunters. 26 plus wooded acres. 2 bedroom, 1 bath chalet. 2 car detached garage, near Mancelona. $35,900. Call Neal C. Burchfield, Coldwell Banker Schmidt, Acme. 616-822-2380

REED CITY - 600' East of the Manistee Forest on 8th Avenue, off 131. Deer Lake Estates. Must sell, cash or terms. After 6pm 455-3353

SCHUSS MOUNTAIN
Hilly, wooded lot priced to sell. $14,900 cash.

LAKES OF THE NORTH
Golf lot near pro shop & restaurant backing to common property. $19,900
Wooded lot backing to common property & Lake Harold, $21,900.
1-800-727-3767
Resort Condominium Marketing Inc.
Shanty Creek, Bellaire, MI 49615

TRAVERSE CITY - Buyers/sellers of homes or businesses: call Tom Mak: 616-620-0412. Coldwell Banker Schmidt Realtors

UPPER PENINSULA - 700 ft. Manistique Lake, 10 acres, superb property, new 3 bedroom, 2 bath, year around access, privacy, $86,000. 1-616-322-2008

336 Southern Property

GORGEOUS
Move in fully furnished 2 bedroom, overlooking ocean, near Fort Pierce. $148,000. Call
ANU GANDHI
RALPH MANUEL
851-6900 OR 477-8810

OAK PARK INDUSTRIAL AREA Office space for lease, 1200 sq.ft., below market rates, ample parking, put name on building, close to expressways. 548-1949

Sarasota-Amenities. 3 bedroom-2 bath garden condo. Lanai, carport, pool, nearby golf course, $91,900. (813) 377-1097 days or eves.

WEST PALM BEACH/FLORIDA 1 bedroom condo, overlooking pool & clubhouse, 3 miles from ocean. $39,900, have pictures. 851-1474

337 Farms For Sale

CANTON Twp. Over 8 acres, 3 story magnificent home & barn. A rare find. ERA Lapsen-Spears HORSE FARM DIVISION 313-486-4499

338 Country Homes For Sale

FENTON SCHOOLS. 1¼ secluded wooded acres. 4 bedroom, 2 full baths, $139,900. Ask for Mary Jo Robinson, Blanche Beckering Realtors 313-750-9412

339 Lots and Acreage For Sale

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 168. 252-6866

BLOOMFIELD - Building sites available. Builders or individuals. Lone Pine - Telegraph Road area. Call (313) 832-0750.

BRIGHTON- 1 acre home sites, fully improved, wooded, ravines, deed restrictions, $38,000 to $49,000 Owner. (919) 486-0503

CANTON - 17.06 acres on Cherry Hill with I-275-frontage. Zoned residential R-4, possible multi family. Many possibilities. All utilities Owner negotiable.
Van Esley Real Estate
459-7570

FARMINGTON HILLS
13 Mile & Orchard Lake
200'x120' wooded lot, $45,000
261-5483

LYON TOWNSHIP - Rolling, wooded, 1¾ acre homesites on Martindale near I-96, Milford Rd. & Kensington Park. $38,500. 463-0114

MILFORD, parcel 2 acre parcel off of N. Duck Lake Rd., near Sherwood Knolls Sub., reduced to $36,900 Less for cash 645-8320

MILFORD - 3¼ ACRES
Good for walk-out, borders Kensington park, $48,500. 478-4838

NEW LISTING
HURON BAY
Hard to find wooded lot in prestigious gatehouse community. Call
ANU GANDHI
RALPH MANUEL
851-6900 OR 477-8810

PRIME NORTHVILLE ACREAGE
3.18 acres, Northville schools. Quiet cul-de-sac location. Use your plans or get assistance from Linder Cedar Homes Rep. $58,800
CENTURY 21
SUBURBAN
349-1212 261-1823

CANTON
• 34 - ½ acre lots.
• Heritage Farms Sub.
• 2 Sites Remaining, All Utilities
• Starting at $49,900.
• Selling now Land Contract.
• Spring of 1992.
Located at the N.W. corner of Beck & Warren. Call
ROBERT GERICH
THE MICHIGAN GROUP 459-3600

DEERFIELD TWP: 4 acreage building sites. Private, rolling & wooded. 11 to 12 acres each, good perca, from $36,900. Possible terms or will build to suit.

LOBDELL LAKE: 6 lakefront building sites on all sports lake. From $29,900 or will build complete package home and lot from $113,900. Alexander Realty & Development Call Gail: 313-629-2628

NORTHFIELD TOWNSHIP
10 Acre Parcel, Treed, Perked. 40x80 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 RESIDENTIAL
Water & sewer, 90 x 300 lot. $34,900
HELP-U-SELL of NWWC 454-9535

NOVI
BUILDERS and INDIVIDUALS. Large lots. New subdivision, 10 Mile and Beck area. Paved streets, city water. NoVi schools. Builder's terms. $57,000 and Up. For information call Developer/Broker at:
737-2268

N. TERRITORIAL & US 23 AREA
Several wooded, rolling Perked parcels, 2 to 10 acres. Terms. 663-4388

OAKLAND - 4.23 acres residential, on 32 Mile, 1/4 Mile W. of Rochester Rd. Lots of trees. $22,500. 752-8353

RESIDENTIAL LOT for sale, Westland, call Wally 427-9050

ROCHESTER HILLS, 120 X 150. Tree filled lot near Pine Trace Golf Course, recently perced. Reduced for cash sale $19,900. 645-8320

SALEM TWP. Plymouth schools and mailing, 5 acres, can be split. Land Contract. $79,900
HELP-U-SELL of NWWC 454-9535

SPECTACULAR - 11 wooded rolling acres with proposed lake, baseball diamond, and tennis court. Follow tree-lined drive to wooded home sites. Fifteen minutes from downtown Ann Arbor! This land perked. Call ADRIENNE at 481-6400.
Quality
REAL ESTATE
Better Homes & Gardens

SPRING HILL, Florida. A beautiful treed lot on quiet street in newer High land. Near shopping, hospital, etc. 474-2982

S. LYON: NEW SUBDIVISION
44 Country homesites. (¾ acre to 1 acre). 12 left. Terms: Payments as low as $300 per mo. with 10% down. $35,000 and up. Free Brochure 437-5340

TROY - Country-like sub. 2 wooded lots. Sale or build to suit ($78,900-$85,900) Pace Development 358-3250

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

WESTLAND
Beautiful building lot, 85x130. Ready to go for a duplex or single home.
RED CARPET KEIM
TIPTON 427-5010

WESTLAND - Ready for Condo Development. 1.65 acre, close to malls. Easy access. $150,000
HELP-U-SELL of NWWC 454-9535

2 ACRES + or -, heavily treed, Canton Township. Well and septic. Private road. Houses $200,000 + or -. L.C. Terms. $39,900. 326-3064

340 Lake-River-Resort Property

FALL SALE - 4 Season Resort Property, W. of Gaylord. Camping, fishing, hunting, golf, clubhouse, pool, beach, air strip & more. Close to major ski areas. Heavily wooded lots for cottages or mobile homes as low as $995. 313-695-1342

TORCH LAKE BARGAIN
New home roughed in and ready for finish.

ATTENTION: New pricing includes water, septic, $15,000 in new outside decking, wood overhead garage door, all just being installed now.

PRICED AT $215,000. As is, including the above, with a beautiful 100' frontage lot on Torch Lake, 700' deep, (this is a $175,000.00 premium lot, a rare find for Torch Lake), this whole package is a minimum of $50,000.00 below reproduction costs.

IMPORTANT: Even if you've seen this property before, or noticed advertising about this property, come back, you will be surprised what the decking, windows, and floor plan changes have done to the home.

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, including the above, with you completing yourself or finish packages with the original customer builder are available. The price also includes a one year builder's guaranties on work completed at the time of closing, as well as any additional work contracted for through the builder. Plan variations allow for up to 6 bedrooms and 4 baths. Construction using all truss systems with no weight bearing walls allows for many plan deviations. Don't miss this opportunity, call or come and visit the model as 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, and Bellaire (Schuss/Shanty Creek Resorts).

Call Harry J. Nicholls
Real Estate One
Bellaire/Eastport
1-800-968-2827
1-616-533-6171

342 Lakefront Property

ALL SPORTS HUNTOON LAKE outside the door of this 1900 sq. ft. brick & aluminum home with oversized 2½ car garage, fenced yard & more. $116,900. After 6pm 673-6183

BASS LAKE FRONT DREAM. New custom home on wooded lot. Vaulted ceilings, 1st floor master bedroom with Jacuzzi, walkout basement. $287,400. 37LAK.
MAX BROOCK 626-4000

COOLEY Lakefront 4 bedroom contemporary. Driftstone fireplace, vaulted ceiling, loft bedroom, $235,000 363-0501

MUST SELL
OPERATING BUSINESS
-Owner Relocating-
Manhattan Cookie Co.
Northland, Eastland & Oakland Malls
Net Annual Profits: $100,000
Priced for immediate sale:
$350,000 for all three units
Cash Buyers Only/No Brokers
REALTY SERVICES INC.
Call Bill Levitt
(313) 559-0500

342 Lakefront Property

BEAUTIFUL WATKINS LAKEFRONT Features 3 bedrooms, 2 baths, large glassed in Florida room overlooking the water with sandy beach for only $184,900.
WILHELM & ASSOC. 625-8121

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

BRIGHTON TWNSHP - 11+ Acres ¼ mile frontage on private all sports lake zoned R-3 & R-4. Ideal for residential development or personal estate. Contact John Dinsmore, The Baker Team 313-227-8000

ELK LAKE, near Traverse City. Beautiful 4 bedroom, 2 baths, custom built waterfront home. Fireplace, family room, attached garage. Furnished if desired. Elk Lake living at its finest! 616-264-6144

FABULOUS DEROSIER DESIGNED with 131 ft. on Wabeek Lake. White brick, first floor Master Bedroom Suite has jacuzzi & steam shower. Dream white formica Kitchen, Great room has floor to ceiling windows overlooking lake. Huge deck, finished walk-out lower level, 3 car attached Garage, circular drive, 6000 sq. ft. NOTHING COMPARES!

N. WABEEK LAKEFRONT CONDO
A beautiful White brick exterior and unit. First floor Master Bedroom Suite has white marble bath completely mirrored with jacuzzi and steam shower, 2 Bedrooms up, Library, finished walk-out Lower Level, 2 car attached garage, $535,000.
CALL SYLVIA STOTZKY OF
THE MICHIGAN GROUP 851-9808
Or beeper number, 279-4347
Wait three beeps dial your number.

FOX LAKE Front-3 bedroom, possible 5. 1 full + 2 half baths, 2 car garage, full basement, air, double lot & more. Union Lake area. $169,900. After 6pm, 666-2581

HARTLAND: Lakefront Home
Fabulous view, a Must See! 3 bedrooms, 3 full baths, large eating area. Finish walkout with wet bar, 2 fireplaces. Call, 632-7192

LAKE ANGELUS - Charming 3 bedroom, 2 bath, ranch, 108ft lake frontage, boathouse. $425,000.
337-3560 399-4877

LAKE ANGELUS LAKEFRONT on 2.27 acres with 125 ft. on the water. Ranch with walkout! $415,000. 60PRL
MAX BROOCK 626-4000

LAKE FRONT - ALL SPORTS: Price Reduced $11,000. Enjoy four seasons of fun and relaxation on beautiful Hallmoon Lake and the chain of Seven Lakes. Clarkston schools. Remodeled house for year around or a get away cottage. $138,900. E-70.
CALL LYNN DEGENER 475-2737
THE MICHIGAN GROUP 662-8600

LAKE SHERWOOD. Over 250 feet of waterfront plus a super contemporary home. Pool & tennis; Giving it away at $399,900. 61WRL.
MAX BROOCK 626-4000

LAND CONTRACT TERMS on this solid brick ranch on Union Lake. Great for addition or remodel! $259,000. 66LOC.
MAX BROOCK 626-4000

LAST PARCEL on private All-Sports lake. Clean, protected lake. $158,00. Small down payment with 8 mos. - no interest. Diane's Real Estate 437-3511 or 878-0080

Lease With Option to Buy this stunning contemporary on an all sports lake. Master suite, 3 bedrooms, 2½ baths, jacuzzi tub and double fireplace in great room. $298,000. Call...
Sue Kelly
REAL ESTATE ONE
644-4700

LOON LAKEFRONT. 120 sandy feet with western sunsets! Outstanding lakeside master suite, great room and porch. Call today. $229,000. 89SIL.
MAX BROOCK 626-4000

MAGNIFICENT LAKEFRONT on Walnut Lake. Birmingham schools, lakeside pool, walkout lower level, water, sewer, unlimited amenities. $1,599,000. 14COM.
MAX BROOCK 626-4000

MILFORD LAKEFRONT
Tri-level on private all-sports Lake Neva. 4 bedroom, 2 bath, formal living & dining room, great room w/ fireplace, 2½ attached garage, decking, energy saving radiant heat & appliances. $175,000. 887-7897

MULLETT LAKE, Prime waterfront, 100 feet vacant lot. $160,000. Sonja Galovica, Ski & Shore Real Estate, Indian River, 616-238-6960

NEWER 2 STORY
3 bedroom contemporary home overlooking private lake. First floor den or 4th bedroom, spacious rooms with great views, living room with fireplace, white formica kitchen. $134,800
CARROLL
REAL ESTATE GROUP
489-8404
Commissions as low as 2.8%

OPEN SUNDAY 1-5
REDUCED $25,000
1049 Abessquami Trail, off Indianwood Road, Lake Orion. Gorgeous lakefront on prestigious Indianwood Lake/peninsula, close to Indianwood country club. 3400 sq ft., 4 bedroom, walk-out has kitchen, must see lakefront & you will fall in love with it. Owner looking for offer. ERA Meadowbrook. Ask for Bernie/Lydia Chase: 858-2000 or 853-4135

OPEN SUN. 2-5PM
8271 COOLEY BEACH
N. of Cooley Lake, W. of Union Lake Price slashed from $400,000 Charming New England Colonial on Cooley Lake. State of the art kitchen and many custom amenities. 3195 sq. ft. plus enormous 3rd floor for loft or studio. Circular drive. A-1 condition. First offering at $319,000
THE MICHIGAN GROUP
851-4100

ORCHARD LAKE
145' Prime Lakefront in area of some million dollar homes. 3 bedroom, 2½ bath ranch with possible 3400 sq. ft. of living area for $650,000 Call Ron Boyd 623-7767
RED CARPET KEIM-WATERFORD

RESORT LIVING within an easy drive of the City. One, two, & three bedroom Condos on Ford Lake $69,500 to $99,500 with Land Contracts available at 8¼% interest. Boating, swimming in your backyard, golf and tennis only minutes away. Models open Sundays from 1-4pm or call 434-3500 for an appointment. Sales by Red Carpet Keim. Located on Clifs Drive off Grove Road just South of I-94 in Ypsilanti.

SPECTACULAR LAKEFRONT RESIDENCE/IN GROSSE POINTE
An opportunity to own one the most gracious and elegant houses in all Grosse Pointe. Professionally decorated and completely updated. Contact: Higbie Maxon Inc., Marilyn Stankiska, 886-3400

ST. IGNACE
125 ft. on Lake Huron overlooking Mackinac Island, 3 bedroom chalet. $119,000. J. H. Corbin Realty. 616-647-8687

UNION LAKEFRONT Contemporary on prestigious private lane. Sandy beach. Fabulous great room. 3 bedrooms. $459,000. 28LOC.
MAX BROOCK 626-4000

• UNIQUE
UPPER STRAITS LAKEFRONT
3300 Sq. Ft. CONTEMPORARY
1000 sq. ft. great room/kitchen, island bar - ceramic floor perfect for entertaining. 3 large bedrooms, play room, master walk-in closet. Dynamite living room, study, decks galore.
Skylights/recessed lights, ceiling fans. Door walls/spiral staircase, whirlpool tub, magnificent view from almost every room
THIS IS A MUST SEE!
For sale or lease. $515,000/$3,800/mo.
David B. Greene, Broker
363-8072

342 Lakefront Property

--ORCHARD LAKE--
OPEN SUNDAY 1:30-5
3115 West Shore
N. of Old Orchard &
W. of Orchard Lake
Premium Orchard Lake frontage of 425 feet, lakeside tennis court, extensive multi-level decking and private end-of-the road location near Orchard Lake Country Club. Beautifully elevated for spectacular lake views. Open contemporary design perfect for entertaining. Five or 6 bedrooms, 2 kitchens, large great room and more. Plan to see! $1,895,000 H-183382
HANNETT, INC.
REALTORS
646-6200

PRIME
BLOOMFIELD HILLS
2 ACRE LOT IN CITY
ON LAKE PLACED
With river & tennis court.
Lahser/Vaughan area homes valued in area of $1,000,000 to $4,000,000.
Build your dream home here!
Land contract okay.
Call OAK HILLS REALTY. 646-7000
We offer 3½% commission to sellers

SHELBY TOWNSHIP - Beautiful executive lakefront colonial. Finished carpeted walk-out basement w/ kitchen & bath, deck, 2 patios. Many amenities. Seller motivated. Must be seen to be appreciated.
$288,500
CENTURY 21 OAK
739-8900 781-2037
Ask for Maura

THREE STORY 880 acre lake in Irish Hills. Price reduced to: $189,900. Realty World Interlakes Margaret. 517-467-4533

UPPER STRAITS BARGAIN!
80' of prime canal front with immaculate 3 bedroom tri-level in move-in condition. Swim, boat, skate & play in your own backyard! Only $239,900.

MIDDLE STRAITS FRONTAGE!
102' of sandy bottom on magnificent lot. Build your dream home or renovate this 3 bedroom with Potential Plus! Bring Offers! Reduced to $258,900.
ASK FOR JOLIE LEVINE
CENTURY 21 TODAY
855-2000

220 FT.
UPPER STRAITS LAKE
3.29 acres. 5 bedrooms, contemporary home. Call
ANU GANDHI
RALPH MANUEL
851-6900 or 477-8810

348 Cemetery Lots

CADILLAC MEMORIAL GARDENS - Garden City. 4 spaces in Garden of Lord's Last Supper, $450 each. 313-475-7012 313-429-5457

CHRISTIAN MEMORIAL CULTURAL Center in Rochester. 2 crypts in Garden of Crucifixion. 2 heritage memorial vaults. Total value is $7,882, will sell for $7,000. 780-0062

FAMILY PLOT with 8 grave sites at Parkview, make offer. Noon to 1pm or 6-8pm call 356-1726

GRAND LAWN CEMETERY
3 graves, section 23, lot 71. Will seperate. $395, each 531-2053

GREENWOOD CEMETERY
4 grave sites, section F-North, overlooking Rouge Valley, $8000/best. 313-329-3958

OAKLAND HILLS
4 graves, prime section nearly 50% of present value 271-0718

TWO CEMETERY LOTS, Parkview Memorial, 5 Mile, Livonia. Last Supper section, will sacrifice for $850 for both. 878-5207

WHITE CHAPEL CEMETERY
2 spaces - $1,000 each. Call Sheila 647-4800

WHITE CHAPEL CEMETERY
4 spaces, $600 each. Value $1,000 each. 781-6706

358 Mortgages & Land Contracts

BUYING LAND CONTRACTS
Full or partial
Fast Cash
517-723-7809

CASH FOR LAND CONTRACTS
Immediate Phone quotes! Won't be out-bid! Mortgages/Refinances. Mortgage Corp. of America 313-362-1480 or 1-800-468-9618

361 Money To Loan - Borrow

INDIVIDUAL NEEDS long-term loan of $58,000 at 10% interest. Flexible terms, secured with real estate. 471-4352

362 Real Estate Wanted

A BETTER DEAL
All Homes - All Areas
Cash or Assumption
ARCADE REALTY. 589-7000

ACRES WANTED - 1¼ to 3 acres of land wanted, industrial or commercial in Oakland County. Call 313-637-0081

CASH FOR YOUR PROPERTY
Going thru divorce, foreclosure and need to sell quickly? Call 757-8167

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

CASH TODAY
OR
Guaranteed Sale
Also If In Foreclosure
Or Need Of Repair
Ask for Jerry Borregard
Century 21
CHALET 477-1800

SEEKING 4-16 unit apartment building. Farmington, Farmington Hills, Northville, Livonia, or Novi areas Call Terry at 478-5578

365 Business Opportunities

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

CLASS C LIQUOR LICENSE
With equipment for sale for the city of Westland. Good terms. Call Mr. St. Amour, (Detroit). 341-6400

C E O's
Entrepreneurs, managers, business owners, looking for financial independence? $100,000 commissions, car allowance. You must be ambitious and money-motivated. Mr. Buff, 642-4033

DECORATING DEN
REGIONAL OWNER
World's largest Interior Decorating Franchise with 21 years experience and 1100 owners is looking for a qualified principle to own and manage a Michigan region. Mr. Lewis 1-800-899-6640

DOWNRIVER VENDING ROUTE
For Sale Snacks, pop & coffee
8 locations
477-6543

EXCELLENT OPPORTUNITY - Vacuum Cleaner Sales & Service in Rapidly expanding community. Asking $25,000 Cash 313-227-7417 or 313-422-7908

GOING OUT OF BUSINESS
Costume jewelry, gift items & fixtures. Buy wholesale for flea market or your store. Call eves 459-3736

HAIR SALON FOR SALE - Complete turnkey operation on Main Street, downtown Rochester. Call 264-8567 or 792-2578

HAIR STYLING SALON
Mall location doing high volume. Investor's dream. Need not be licensed to own. Price firm at $85,000 + inventory Call 464-9662

HAVE A DREAM? Are you happy with your present situation. Lets talk and make our dreams become reality. Call 585-0658

365 Business Opportunities

HAVE A GREAT IDEA
But no way to market it? Try subscribing to a 900 number. For details call: 961-3738 or 634-8945

INSURED REPACKAGING
Company needed to handle standing, labeling & shrink wraping of health & beauty aide products to our specifications. Send information: Attention Dave, P.O. Box 5091, Southfield, MI. 48086.

Interior Decorating Franchise
Complete training, samples, start up. Home based, flexible hours, low overhead, ideal for couples, use your creativity from $4,900. Financing available. 33 Decorating Dens in Mich currently. 1-800-899-6640

MA & PA RESTAURANT, very popular $110,000; Tanning Salon $40,000, cash flow; Lingerie, assets only, college town; Franchise: weight loss, Midas Muffler. Doris Sherwood, CCIM Mt. Pleasant Realty 517-773-6872

PARTY STORE
SOUTH LYON
1800 ± sq. ft. facility built 1989 on ½ acre lot at main paved intersection. Major traffic artery. Lotto, deli, liquor, beer, wine, groceries.
POSSIBLE LAND CONTRACT TERMS. $380,000.
NOLING REAL ESTATE
522-5150 437-2056

PETS ARE INN.
New concept in boarding your pets. W. Oakland County, $10,000 625-8126

SOUTHFIELD SALON
FOR SALE
12 Mile & Northwestern Hwy.
644-8019 or 353-8644

VIDEO STORE, business only, well established, with take-out window, good area, lots of traffic. $49,000.
Florence Argenta
REAL ESTATE ONE
261-0700

WANTED
Concession at sports or music events.
487-4884

WELL ESTABLISHED Modeling School and Agency looking for working partner. 358-1128

366 Ofc.-Bus. Space Sale/Lease

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

ANNOUNCING!
International Business Center
Any size from 150 sq ft., any length term, shared office centers with secretarial services, or conventional space. Prime locations in Novi, Canton, Sterling Heights & Ann Arbor. Office/warehouse units also available in Novi only!.
Call IBC at: 996-5500

ANNOUNCING
Maple Business Center of Troy
Best rates in town, no lease necessary, 227 to 5,000 sq ft on Maple, near Livernois. $235 up per month. PENTHOUSE: 850 sq ft, natural skylight, private restroom w/shower. 477-2800

BIRMINGHAM- MEDICAL/DENTAL
Professional building
3 suites available. Private parking. 689-4744

BIRMINGHAM OFFICE
nice first floor, windows, office in good location with plenty of parking $210/mo. 642-2068

BIRMINGHAM
SOUTH ADAMS SQUARE
Two to 4 room office suites available, rates starting at $13.20/sq. ft. Rent includes air conditioning, heat & janitorial service, telephone answering & secretarial services available. 646-5900

BIRMINGHAM - 717 S. ETON
250-1500 sq ft -windowed area
Utilities & Parking included
Reasonable 647-7077

BLOOMFIELD HILLS - (Woodward). Executive style office space, 140 sq. ft. w/window. Rent includes reception room, receptionist, telephone answering - 8 30-5, utilities, janitorial. Also available skilled secretaries, word processing, tape transcription, fax, copier, etc. 645-0740

BLOOMFIELD HILLS
$$$$$$ 6 months free rent
Woodward S. of Square Lake
DeLorean Properties, 644-3892

BRIGHTON. Modern office space & warehouse space for lease. Up to 4000 sq ft. starting at $3.00 sq ft. & up Call for details (C/D66090)
COLDWELL BANKER
BRIGHTON TOWN & COUNTRY
227-1111

DOWNTOWN BIRMINGHAM
800-1,200 sq ft. of exceptional Class A office space available. Immediate occupancy in this prime location. Amenities include cathedral ceilings, skylight and prestigious entry. One suite left. Call Judy at (313)433-1100

DOWNTOWN PLYMOUTH
372 Sq Ft office All amenities Call Deborah for details 229-7474

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 - Downtown, premier office space. 960 sq ft. across from City Hall & Library. Reasonable 258-5048

FARMINGTON
Excellent downtown location. Beautiful view, low rent, 180 to 800 sq. ft. available immediately. 476-2050

FARMINGTON HILLS OFFICE
Near expressway. 375-2,700 sq ft at $8 per sq ft. Modern. All services. Bargain! 478-7451

FARMINGTON HILLS - Eight Mile/Middlebelt, office suites starting at $300. mo. gross, outdoor storage available, ample parking 471-2622

FARMINGTON HILLS - Research Drive, Industrial Park. 1st floor office, attractively furnished, private parking $140 month 477-7800

FARMINGTON HILLS - prime 850 sq. ft. corner suite in 1 story building on Orchard Lake Rd. N. of 13 Mile. A/C/heat control by tenant. Signage available, rate reduced to $850/mo. includes all expenses 855-4848

FARMINGTON HILLS, 10 Mile & Grand River, 2 room and 3 room office suite in modern air conditioned and alarmed office building includes all utilities and maintenance. Ample parking. Immediate occupancy. $390 month 477-7700

IDEAL OFFICE & RETAIL SPACE
Now available from 185 sq. ft. to 1500 sq. ft. Starting from $175 including utilities. First and second floors available. Ford Rd. & Middlebelt. Call 422-2490

HIGH VOLUME ROCHESTER RD. near M59. 1700 sq ft $2400 per month includes taxes & water 879-7483 or 852-5764

LIVONIA - Available Immediately
Sale or Lease
Freestanding Office Building
2,400 sq ft., City Hall area
Call LYNN T. MORGAN for details
THOMPSON-BROWN REALTORS
261-5080

LIVONIA - Now Leasing 1200 to 14,400 sq ft. Excellent location, quality design & buildouts, individual entrances, ample well lit parking, immediate occupancy. Quality energy efficient Carol, 421-0770

LIVONIA
On Farmington Rd
Just South of 5 Mile
OFFICE SPACE
FOR LEASE
EXCELLENT RATE & LOCATION
1,080 - 2,900 square feet
CERTIFIED REALTY, INC.
471-7100

LIVONIA PAVILION - Full service office space. Adjacent to Livonia Mall. Rentals start $200 month. Free conference room. Syd 478-7867

366 Ofc.-Bus. Space Sale/Lease

HISTORIC BUILDING office space, 12 Mile Rd. Farmington Hills. Quiet, non-smoking. $250-$300 per month. Short leases available. 1-800-426-1118

HURRY!
Just a few private offices left. Historical building, downtown Plymouth. Complete Secretarial Support Staff: Fax, copier, word processing, phone answering, receptionist, conference rooms, kitchen. 455-5333

JUST BRING YOURSELF TO OUR Bloomfield Hills office. There will be available one office, copier, furniture, kitchen area, law library, conference room, fax simile, telephone services & a secretarial area. Call Diane 647-0630

LIVONIA - OFFICE SPACE
1 room suite. 8 mile near Farmington Rd. Secretarial & phone answering. 476-2442

LIVONIA
Office space or office/warehouse just off Jeffries Freeway in attractive building. 261-0130

LIVONIA
SCHOOLCRAFT & INKSTER
Prime office space in active center, 250 to 3400 sq. ft. Will divide to suit. Rent as low as $4/sq. ft. Brokers protected. Call - 645-6680

LIVONIA - 15415 Middlebelt at 6 Mile and 19500 Middlebelt between 7 & 8 Mile. 150 sq. ft. to 2058 sq. ft. offices available. Phone system already in place. Very competitive. Call Ken Hale: Days: 525-0920 Eves: 261-1211

NEW OFFICE SPACE for lease. Ford Rd./Hix Industrial park. Westland. Includes utilities. 650 sq ft. $550. Call Mike after 6pm, 313-426-8892

NICELY FINISHED office suite including full kitchen and lunchroom available for immediate occupancy. 4,632 sq. ft. conveniently located at 20300 W. 12 Mile Road, between Lahser and Evergreen. Ample free parking. Put your name on the building.
WE WANT TO LEASE THIS SPACE NOW!
NO REASONABLE OFFER REFUSED
647-7171

NORTHVILLE- Premium office suite. Easy freeway exit at 6 Mile. New building. Ideal parking. 970-4200 sq ft. available. Call with your requirements. 349-3660

NOVI - Modern 4 room suite, 1,050 sq ft. plus 8x11' storage room. Close to freeways. $875 per month includes utilities & maintenance. Call 313-349-0290

NOVI - 1,575 sq ft. professional offices, first floor, high visibility, plenty of parking, previously occupied, decorated in grays and blues, available immediately. Call 478-8121

OFFICE(S) NOW!
I-275 & 8 Mile
• Full or Part Time Offices
• Secretarial Service
• Transcription Available
• Modern Equipment
• Fax & Copier Available
PREFERRED EXECUTIVE OFFICES
(313) 464-2771
Walk-in's Welcome

PRIME SOUTHFIELD
12 MILE RD. & NORTHWESTERN
Suite available. All utilities paid. Conference room, storage & good parking. Secretarial & phone services available on premises. Call...
358-5670

REDFORD OFFICE
24821 Five Mile Rd.
(West of Telegraph)
Two room private entrance suite. Includes bathroom and in-suite storage. New carpeting, vertical blinds & air conditioning. All utilities included. $395. per month.
CERTIFIED REALTY, INC.
471-7100

RETAIL & OFFICE space from 1,000sq ft. & up. Available in Garden City & Plymouth Twp. Reasonable rates & flexible terms. Call weekdays 2pm-5pm 425-0140

SOUTHFIELD - Lodge/10 Mile. Furnished office in attractive suite, shared with consultants. Includes FAX & copier. Secretarial service available. Let's deal. 353-0986

Redford Township
24350 Joy Road
(Just West of Telegraph)
1,250 sq. ft. $1,050 per month
FREE HEAT
FREE AIR CONDITIONING
FREE ELECTRICITY
FREE UNDERGROUND PARKING
Call Mary Ann Szwabowski
CERTIFIED REALTY, INC.
(313) 471-7100

SUB LEASE DEALS
Birmingham - Knollwood office park, Inkster road at Maple. Small suites with private entrances. Heat, cooling and lavs. Schender/Strath Group 332-5115

Ten by Twelve furnished office, or 10x16 furnished windowed office. Available 18th floor, top of Troy building, corner of I-75 & 16 Mile, in small suite, with CPA $225 & $350/mo. Respectively 362-1890

366 Ofc.-Bus. Space Sale/Lease

PLYMOUTH - Main street. Private entrance, lots of parking. 600 to 2700 sq. ft. $450-$1800/MO. with up to 8 months free rent. 455-3232

PLYMOUTH RD/MIDDLEBELT
1600 sq. ft., excellent parking. Retail or professional offices. Conner Management 569-4003

PLYMOUTH! 176 Harvey Street. A prime office location near Church Street and Harvey. Currently an architect's office, this circa 1907 building blends charm with efficiency. Seven work stations, 2 half baths, a conference room, extensive mechanical updating in the 1980's, abundant parking, and full basement. $148,900.
ROBERT BAKE
Realtors
453-8200

SOUTHFIELD - Sublet Professional private offices with amenities. Starting at $150/mo. 1 mo. FREE RENT with yr. lease. Call, 352-8050

VICTORIAN BUILDING
OFFICE SUITES
BEST PROFESSIONAL OFFICES
AVAILABLE IN DOWNTOWN
FARMINGTON
Two suites: $350/$525 per month. Receptionist available as well as secretarial area. Perfect for accountant, attorney, architect.
You Must See This One!
33110 Grand River Avenue
(313) 442-2500

367 Bus.-Prof. Bldgs. Sale/Lease

Available immediately. Sale or lease. Free standing office building, 2400 sq. ft. city hall are of Livonia, call Lynn T. Morgan for details, 261-5080.
Thompson-Brown

FOR LEASE: AA LOCATION
for medical clinic or commercial, on Orchard Lake Rd. at 13 Mile 7,000 sq ft. Will divide. Reasonable. Robert Wolf Company 352-9555

GREAT BUY in Farmington Hills, real estate listing expired, I can now reduce price by $10,000, totally remodeled office building, conveniently located near shopping, theatre, X-ways. 1100 sq. feet. $89,900. Call after 6pm. 313-624-1317

REDFORD
Business office for lease. 1800 sq.ft., plenty of parking, free standing building at Beech Daly & Schoolcraft on I-96 (Jeffries). Formerly dental office. Net lease $1600 per mo. 684-2087

REDFORD TOWNSHIP
(8 Mi W. of Beech Rd.)
GENERAL/MEDICAL - All utilities included-654 sq. ft. - Very Clean $675/Mo. 581-8086

WANTED
Single office with window, your suite, semi retired, no incoming traffic. Northwestern - Orchard Lake - Telegraph corridor/reasonable rent. 832-2999

368 Commercial/ Retail

ALMOST FREE - 325 sq. feet, $425 month, 375 sq. feet, $395 month, 400 sq feet, $595 month. Available now. Includes utilities. 477-0157

BIRMINGHAM
Prime retail Woodward location, great visibility, 2277 sq. ft. up to 4554 sq. ft. Best rates, call now!
BLOOMFIELD HILLS - Long Lake/Telegraph, prime retail, up to 28,000 sq. ft. Landlord motivated
Great rates!
Andrew Assoc. 552-0099

BUILDING - office or retail, 5 & Farmington, 1100 sq. ft. $775
One Way Realty
473-5500

COLLECTIBLES • Jewelry • Antiques Farmington (Grand River & 8 Mile). Mini trading spaces. Starting at $200/mo. 478-4499 or 471-5622

COMMERCIAL BLDG. - Westland. 2,000 Sq. ft. storage rental. Heated & alarm system. Call George: (Days) 523-3724 (Eves.) 722-6456

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

DOWNTOWN PLYMOUTH - Forest Place Shopping Center. 740 Sq. Ft. Immediate occupancy. Excellent parking 455-7373

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

FARMINGTON-Grand River/8 Mile. Furnished office space, ideal for travel or real estate agency. 10 x 40 ft. wall to advertise Call, 478-4499

FREESTANDING BUILDING
FIVE MILE/MIDDLEBELT
2130 sq. ft., zoned C-2, Grosse lease rate. Suitable for retail or office use CALL RUTH HONICK.
Thompson-Brown
553-8700

REDFORD BUILDING FOR RENT
Approximately 30,000 sq. ft.
$2,500 per month For more information call 531-1611

368 Commercial/ Retail

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

FOR RENT:
25600 Five Mile Rd. (at Beech).
2200 sq.ft. - $800 per mo.
Call: 274-8800, 455-2735

RETAIL OR OFFICE
The greatest 1500 sq. ft. left in Garden City. Visible to 100,000 cars per day. Rear parking and entrance. Handicapped accessible. Ideal for print shop, real estate, travel agent. Ford Rd. & Middlebelt. 422-2490

REDFORD
HIGH TRAFFIC COMMERCIAL
Great 3,400 sq. ft. commercial building. Parking for 64 cars, high traffic area, many usages! Asking only $116,000. (H458EV)
347-3050
COLDWELL
BANKER
Schweitzer Real Estate

REDUCED - WEST BLOOMFIELD
SERVICE STATION
1 bay, with pumps. Property, and equipment. Turn-key. $89,500 or lease. 624-3341 360-2865

DOWNTOWN ROYAL OAK
Storefront 30x120
Immediate move-in bonus!!
Bus. 646-3785

SYLVAN LAKE
3.19 ACRES - ORCHARD LAKE RD.
389' frontage, C-2. Presently Landscape/Nursery Business. $950,000
CALL R. W. WATSON 674-2322
EXECUTIVE PROPERTIES 682-4700

WAYNE - Mich. & Wayne Rd. area 30x40 Commercial storage. Heated, & bathroom. $280/mo. + security. 584-6855

369 Indust./Warehouse Sale/Lease

NORTHVILLE - Industrial for lease. 2000sqft., 2 overhead doors, floor drains, heavy power. Clean & sharp! Hurry! 348-3200

ROCHESTER - 366 South Street. 3738 sq ft. industrial with 150 sq ft office. $1200 month + taxes & insurance or will sell $155,000 with terms. Owners motivated. Elms Properties 360-0200

371 Comm'l. / Ind. Vacant Property

REDUCED $23,000
Wayne - Prime location on Michigan Avenue. 192' frontage. Several blocks from Wayne Assembly & Truck Plant ($6,000,000 - recent expansion) Zoned Extensive Commercial. Land Contract Terms Priced at $64,000.
Van Esley Real Estate
459-7570

TROY - Prime Maple/Coolidge corner for lease, 5,750 sq ft. Office, Commercial, Light Industrial, Engineering/Sales/Distributor. Realtors protected 649-9320

400 Apts. For Rent

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, 3 min. 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
852-4377

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: One bedroom paid utilities, washer/dryer. No pets. $345 per mo. security deposit. Call between 5 & 8pm 879-9096

400 Apts. For Rent

AUBURN HILLS
BRAND NEW
2 Bedroom/2 Bath Apts.
FROM $595
Individual Washer & Dryer
Low Move-In Costs
BLOOMFIELD VILLAS
APARTMENTS
853-3335
Mon.-Fri. 9-6 Sat.-Sun. 12-5

AUBURN HILLS - 2 & 4 bedroom townhouses for rent, full basement, located near Oakland University, immediate occupancy for qualified applicant. 842-2480

BIRMINGHAM - Attractive, newly renovated 1 & 2 bedrooms. Excellent condition. Walk to shopping. Heat, water & carport. $625 & $700 Call Ann after 6PM, 647-4234

BIRMINGHAM - In town, charming area. Unfurnished: $600. Furnished: $700. Water & heat included. Call after 4PM. 646-5621

BIRMINGHAM
Lincoln & Woodward area
Studio apartment with full bath, large walk-in closet, kitchenette, central air & private patio. Walking distance to YMCA & shopping.
ONLY $455 INCLUDING HEAT
Eton & Maple area
1 bedroom, carpeted, basement storage, walking distance to downtown & shopping. Only $485.
Ask About our Townhouses
No pets Lease required EHO
THE BENEICKE GROUP
642-8686 Sat: 280-0666

BIRMINGHAM
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
$0 SECURITY DEPOSIT
Qualified applicants only
645-2999
OPEN HOUSE SAT. 10AM-2PM

BIRMINGHAM, lovely 1 bedroom $525 month. Carpeted, newly decorated, balcony or patio. Credit report required. 301 N. Eton, N of Maple. 356-2800, or eves 646-1650

BIRMINGHAM, Mid-Town 1 bedroom apartment. Living room, kitchen, bath, basement. $550 month plus security 548-4187

BIRMINGHAM - near downtown, large 2 bedroom apt $565/mo plus security 649-3078

BIRMINGHAM - Oakwood Manor Deluxe 2 bedroom, central air, patio, storage room, carport. $800 - $850 644-1766

BIRMINGHAM'S
BEST!
Let us spoil you with our huge 2 bedroom apt's, 1½ baths, lots and lots of closets PLUS a full basement and much, much more! A charming community in a beautiful setting. Don't miss out, call now!
649-6909

Make your new home
BUCKINGHAM
MANOR
You'll be glad you did!
BIRMINGHAM
1 bedroom apt heat included, $605/month, & 2 bedroom duplex $695/month. Call Glenn 356-0300

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

BIRMINGHAM - 2 bedrooms 1 bath. Clean, beautiful location. $535 month. Contact Michael Smith 644-0063

BIRMINGHAM - 2 bedroom townhouse, 1½ baths, newly decorated, new appliances, garden setting close to town. $750 645-2437

BIRMINGHAM - 2nd floor near downtown, living room, dining room, 2 bedrooms, refrigerator & stove, carpeted. Available Oct. 1. $670 644-1572

BIRMINGHAM. 2457 E Maple 1 bedroom, carpeting, blinds, central air, carport, dishwasher, walk-in closet, intercom, $500 643-4478

BIRMINGHAM - 355 Columbia. 2 bedroom flat, carpeting, blinds, fireplace, garage, dishwasher, basement storage $850. 647-7079

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APARTMENTS
BY CONSOLIDATED
INVESTMENTS
2 locations to serve you
GARDEN CITY & PLYMOUTH
Starting at $390
Spacious 1 & 2 bedrooms • 24 Hour Maintenance • Carpeting • Appliances • Laundry & Storage Facilities • Cable TV
OFFICE AND MODEL HOURS -
Mon.-Fri. 9-6, Sat. 10-6, Sun. 12 Noon-6 pm
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NOVI
PAVILION COURT
1 MONTH FREE
FROM $695 *Including Carport*
Fully Equipped Health Club
• Separate Entrances • 2 Full Baths
• Washer & Dryer in each Unit
on Haggerty Road
348-1120
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HERE'S SOMETHING TO GET YOU MOVING!
2 Bedroom/2 Bath Villas
1, 2 and 3 Bed. Apts.
• Washer & Dryer in unit
• 24 hour Gatehouse
• Swimming Pool
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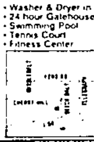

from $450
FREE HEAT
Dearborn Heights area at Beech Daly south of Cherry Hill
562-3988
Canterbury
WOODS
FURNISHED EXECUTIVE APTS. AVAIL.

NORTHRIDGE
MANOR
Prestigious Northville

1-2 BEDROOM
from $580
• Verticals • Eat-in Kitchen
• Walk-in Closets • Carport
• Washer/Dryer Available
Handicapped units available
Open Daily 9-5
Saturdays 10-4
One Mile W. of I-275
off 7 Mile, Northville
348-9616

THREE
OAKS
*Save Up To $60 Off Each Month!
1 BEDROOM
1 BEDROOM WITH DEN
2 BEDROOM APARTMENTS
Carport • Clubhouse
Swimming Pool
Lighted Tennis Courts
362-4088
4154 THREE OAKS BLVD
Off Wattles - Between Crooks & I-75
*On A One Year Lease

Scotsdale Apartments
Newburgh between Joy & Warren
From $465
FALL SPECIALS $425*
FREE HEAT FREE COOKING GAS
VERTICAL BLINDS
1 & 2 Bedroom • 1½ Baths • Central Air
• Pool • Laundry & Storage
• Tennis • Carport • Clubhouse • Cable Ready
Model Open 9-5 Daily
12-5 Weekends
455-4300
*Limited time. Based on 12 mo. occupancy. New residents only