336 Florida Property For Sale

VERO BEACH, 1 bedroom condo on 18th PGA Golf Course. $42,500. Adult community with pool, tennis courts, exercise room, sauna, extras. 981-1023

337 Farms For Sale

HORSE FARM
6¼ ACRES
Belleville area
OPEN SUN. 2-5 PM.
43180 RIGGS RD.
W. off Haggerty, 2 miles S. of Huron River Dr.
Beautiful 3400 sq. ft. 4 year old quad located on picturesque creek. 32 ft. X 50 ft. barn and out buildings - trout pond, 3 bedroom, 2½ bath. Fantastic kitchen. 11%, 15 year land contract available. Won't last long at $195,000.
MURNIGHAN ASSOC.
261-0610

IN THE HEART OF
prestigious Meadowbrook Hunt Club area. 76 acre residential farm. Barn, garage & outbuildings including equipped & stocked pond. Income producing, great retreat, country home or sub-division. Bayers Agency, W. Clark 645-0858

THIS 50 ACRE FARM has much appeal. 3 bedroom restored home, 2 baths, fireplace, and partial basement. Several out buildings including 2 story barn. Can be purchased with small acreage. Land Contract Terms, $12,000.
Barry Young & Co.
REAL ESTATE
252 M-15, Ortonville, Mich
1-627-2838
'Think Young'

WEST BLOOMFIELD - 23 ACRES. Beautiful approved cluster development, wood, pond, former golf course, 19% down, interest only payments, 9% Contract terms

OXFORD TWP. - Lovely executive estate income producing horse farm, good barn, fencing, show ring. Contract terms

FENTON CITY - 45 acres, 39 acres zoned multiple, 6 acres zoned residential. 9% Contract terms

ATLAS TWP. - Davidson near, off M-15, Goodrich schools, excellent for cluster housing or horse farm. Low contract terms

DOROTHY BULL
WEIR, MANUAL, SNYDER & RANKE
COMMERCIAL DEPT.
851-5500 Evenings733-3718

338 Country Homes For Sale

ORTONVILLE AREA
COUNTRY HOMES

IDEAL FOR THE BUILDER. Finish this home. Beautiful 3 bedroom contemporary on 2.3 acres with woods frontage in the area upward from $100,000 can be purchased on LAND CONTRACT TERMS with interest payments only. Property surrounded by acres land, $47,500.

MULTIPLE LEVELED CONTEMPORARY with many luxury features. Beamed ceilings, custom cabinets, and oak floors throughout. 3 stone fireplaces, luxurious master suite has its own fireplace. Full finished walk-out lower level. A place to behold! Situated on 10 acres with pond. More acreage available. $225,000

Barry Young & Co.
REAL ESTATE
252 M-15, Ortonville, Mich
1-627-2838
'Think Young'

THE HUSH OF COUNTRY LIVING and the convenience of living within 20 miles of Flint or Pontiac are both offered by this 4 bedroom home. Cozy country family room and kitchen, beautifully decorated. Spacious open floor plan and 20 acres provide all of the elbow room you may need. Ideal retreat from that hectic schedule of the day $129,500

Barry Young & Co.
REAL ESTATE
252 M-15, Ortonville, Mich.
1-627-2838
'Think Young'

2½ country acres newer spacious 3 bedroom ranch, 1½ baths, full basement, attached garage, possible land contract terms $115,000 437-8639

338 Country Homes For Sale

BLOOMFIELD TWP. Lot, 118 x 195. Sewers, water, paved street. Only $34,900. Colquitt Realtors 646-1650

CEDAR SIDED ranch on 4 acres - neat and clean 3 bedroom 1½ baths, large living room with wood stove, kitchen dining combo, barn and fencing for horses, basement, all appliances, gas heat, many extras. $61,900, assume mortgage. Call 678-2284.

BUCKLAND BRAKES - extra sharp 3 bedroom 2 bath cape cod on 1 acre. Spacious rooms, nice decor, finished basement, fireplace, appliances, 2 car attached garage. A must to see! Modest price of $59,500 with land contract terms. Call 684-1892.

7 PONDS AREA - cute 2 bedroom 1½ bath ranch home on 2½ lots with lake access. Large living room, kitchen dining combo, utility room, storage shed, available on land contract terms. $45,000 Call 798-8591.

ORTONVILLE Enchantment - custom built 3 bedroom 3 bath cape cod on 3½ acres. Old country decor, den, redwood deck, wet-bar in full finished basement with full walkout, large garage, pole barn with all accessories even an office. Rolling and wooded property. Only $110,000, land contract terms. Call 625-2284

GARDNER & ASSOCIATES
Metamora - Almont
Goodrich - Lapeer

FRESH AIR

and wide open beauty surrounds this one-of-a-kind 4 bedroom colonial with fabulous game room, formal dining, sunken family/living room, fireplace, walkout basement, Florida room with wood deck overlooking inground pool, wet-plaster, coved ceilings, 2 car garage, all situated on 1½ acres. Priced at $149,900.

CENTURY 21
Gold House Realtors
420-2100

339 Lots and Acreage For Sale

ACREAGE - 2½ acre parcels South Lyon area. Perked. Fast X-way access. 10% land contract $24,500 437-0163

BEAUTIFUL prime ½-2½ acre sites in Franklin, Farmington Hills, and West Bloomfield. Ready for Spring building. 855-2010

BINGHAM FARMS - Treed, gracious 2.3 acre lot. Bernard Rollin Land Sales. Ask for Wendy 557-1777 553-7292

BIRMINGHAM By Owner. 2 of few remaining large residential lots 60 x120 each, walking distance to downtown & all Birmingham amenities in area of many new high cost home. 642-7258

Bloomfield Hills
ONE HALF ACRE
FULLY IMPROVED LOTS

Priced from $43,950

647-0760 - 644-4024

BLOOMFIELD TWP. choice building site, 120 X 150. Bloomfield Schools, all utilities $29,900. J.W. Jakins Builders 646-5600

BLOOMFIELD TWP. - one acre bordering golf course. Spectacular view, sewerage 334-6233

BLOOMFIELD TWP. - wooded one half acre, near Franklin Village $44,500. 334-6233

CITY OF BLOOMFIELD HILLS
Hilly treed lot in area of $400,000. Homes $92,900 Ask for Mrs Beckett.
Days, 644-6200 Eves. 642-9663
WEIR, MANUEL, SNYDER & RANKE

FARMINGTON HILLS lot. 11 Mile & Drake area ¼ acre. Sewer, gas, well 478-3165

FARMINGTON HILLS 96x204ft. 10 mile Orchard Lake, $17,000 Must sell. Lets Deal 476-7572

339 Lots & Acreage

ACT NOW! BEAT INFLATION!

LOTS IN THE CHOICEST LOCATIONS IN THESE COMMUNITIES
WEST SIDE OR EAST SIDE
FARMINGTON HILLS • WEST BLOOMFIELD • LIVONIA
SOUTHGATE • CANTON • CLINTON • BROWNSTOWN
MACOMB • LAKE LOTS IN WATERFORD

ONLY 10% INTEREST
annual percentage rate. Keeps your land contract payments low.

AS LOW AS $1,000 DOWN
. . .and build whenever you feel you're ready

LOTS FULLY DEVELOPED
and have water, sewers, and paved streets.

MONEY-BACK GUARANTEE,
except for taxes and interest, if you decide you no longer want the land within 12 months.

ASK ABOUT OUR TRADE-IN PLAN
Call now! Get full details.

LOTS in ALL PRICE RANGES available from $14,990 to $35,000

call for our FREE BROCHURE!

GENERAL REALTY COMPANY
31275 Northwestern Highway,
Farmington Hills, Mich. 48018
Phone: 855-2111 or 286-4930

FREE! HOME PLANS AVAILABLE FROM OUR FILES TO ANY LOT BUYERS

Republic Development Corporation
MI-81-070

339 Lots and Acreage For Sale

BUILDING SITES

Variety of sizes and locations throughout Birmingham, Bloomfield & West Bloomfield

TREED HILLSIDES, SCENIC HILLTOPS, COUNTRY SETTINGS, SECLUDED IN-TOWN SITES, LAKE FRONTAGES.

As land brokerage specialists, we either have or can locate that "Dream Site" for your new home or investment needs. CALL JOHN PALMER at 645-9700

PALMER REALTORS

BY OWNER, ¼ acre, residential, between Woodward & Telegraph, off Square Lake Rd. Bloomfield Hills schools. $24,900 or offer. 646-0339

CHOICE ¼ ACRE LOT - rolling hills, Birmingham Schools, Walnut Lake privileges. $55,900. 851-3771

FARMINGTON

LOVELY CUL-DE-SAC LOT in prestigious Heather Hills. One of the last sites available - almost an acre. $39,500.

CENTURY 21
Quality Homes, Inc.
349-1212 261-1823

HALF ACRE improved building lot in desirable subdivision. New Hudson, Mi. $15,500. 358-2897

HAMBURG PINCKNEY area- 10 acres with pond site. Paved road, gas, bill, some trees terms Call 9am-5pm 453-4145

LARGE WOODED LOT
Nice neighborhood, all utilities. Bloomfield Hills schools. Must sell. Cash only. 455-2550 or 646-4266

LIVINGSTON COUNTY - 2¼ acre parcels, $13,900 & $14,900, on creek. Or both for $24,500, as splitable 5 acres.

LIVONIA, 29 large lots, some wooded, underground utilities, paved streets, 6 Mile Rd. between Farmington-Wayne Rds. Excellent terms. 548-4800

LOCATION
BUILD YOUR DREAM HOME IN HIDDEN CREEK SUBDIVISION
Beautiful sloping lots, from almost an acre, and backing up to clear water live stream. Located at 6 Mile & Wayne Rd. in Livonia's most prestigious area. Unbeatable value, for details
CALL RAY HURLEY
RED CARPET 522-3500

LYON-MILFORD, 1½ acres, underground utilities, black top road, area of custom homes, close X-way, terms available. 533-7774

METAMORA AREA - 7 acre parcel with creek, trees, perked and surveyed, nice area, mobile homes welcome. Just $13,900, land contract terms Call 664-1892.

SUTTON HILLS - rolling 4 acre parcels, possible earth home, perked and surveyed. $15,500 with low down. Call 678-2284

RIVER FRONT PARCELS - 10 acre parcels on Flint River, some wooded and rolling, selection is great, starting at $18,900. land contract terms Call 798-8591.

HADLEY METAMORA area - 10 acre parcels, rolling with trees, good perk and survey, paved road, natural gas, best buy on market. Only $18,900, land contract terms Call 636-2284.

GARDNER & ASSOCIATES
Metamora - Almont
Goodrich - Lapeer

NORTHVILLE TWP.
Country setting, close to town. 1.32 acres, $12,500 LC available. Days 349-5175 Eves 525-4293

NOVI - Outstanding building lot, need only $1,500 down. Lots start at $12,000 Century 21, Heritage 348-1300

PLYMOUTH TWP.
Secluded 1 acre building sites on private road. Gas and water available. $27,500. 437-5069

SALEM TWP. - 2.40 acres of wooded, rolling land with a private road and a beautiful building site. George O'Leary Real Estate. 453-7820 453-7637

TWO and one third acres home sites. Beautiful view Paint Creek Valley, Rochester. Excellent residential area. Terms available. 9-5pm. 852-2155

339 Lots and Acreage For Sale

ORCHARD LAKE VILLAGE. Lovely treed lot, 1 acre, Lot #8 Laplaya Lane. Upper Straits Lake privileges, tennis courts, recreation area. $31,900. 626-8985

PLYMOUTH AREA
1 acre wooded lot, Park OK
$23,000. Gas available
Call, 455-2038

WABEEK
A few choice lots remain in Wabeek North and South, Bloomfield Hills Schools. For information call
649-3761

Walden Pond

BLOOMFIELD HILLS SCHOOLS
Scenic ¼ Acre Homesites with view of Walnut Lake. Land Contract Terms or Discount for Cash. By Owner,
661-1490 or 569-9707

WALNUT Lakefront, 100ft. of beautiful safe sandy beach, 3 bedrooms, 2 baths. Home excellent condition, near Birmingham. $225,000 626-1415

WESTLAND- Beautiful lot, 85 x 187, area of fine homes. All utilities, $18,000. Owner. 421-0067

WOODED LOTS
Troy Subdivision, Dequindre near Square Lake Rd. All improvements. Easy terms available.
Buy Now - Build Later!
Raniers Construction Co. 879-1541

7 BEAUTIFUL ACRES
ON ECHO RD.
in Bloomfield Hills
Rolling & surrounded by trees. Possible split in four parcels. Land contract terms available. Asking $350,000. Contact EVA LORENZ for more detailed information.
Max
BROOCK
644-6700

340 Lake-River-Resort Property For Sale

BALDWIN RIVER - Northern Lake County. Complete privacy with ½ mile of river frontage. Rustic lodge on 40 acres, sleeps 14, has fieldstone fireplace, wood stove. Excellent trout fishing & deer hunting. This one has it all. $59,000. Terms. Forest Shores Realty, Baldwin 616-745-7268

BEAUTIFUL Wooded Lot, located in Lakes of the North, near Gaylord. Everyo recreational facilities you desire available. $12,500. Call 313-545-5528

CONDO, At exclusive homestead in Glen Arbor Michigan. Luxurious 3 bedroom unit in Legger's Run Group overlooking Lake Michigan. Unit 1 year old 2 full Sabia, large living room with fireplace, complete kitchen, laundry facilities, plus Karastan carpeting & drapes included. On sale for immediate occupancy. Call After 4PM for additional information 313-383-8220

HARBOR SPRINGS, Little Traverse Twp. 4 bedroom, 2½ baths, with fireplace, on bluff overlooking Little Traverse Bay. Furnished. $72,000. 10% % Assumable Mortgage. $110,000. Sold By Owner. 275-5067

TWO THIRDS acre. Large oak & hickory trees, slopes to water for walkout design. Gas, water, sewers. Bloomfield Hills Schools. Terms $95,000. 338-2163

WALLOON LAKE (Owner must sell) 2 bedroom cottage. Fireplace, dock. $55,000 Call 616-537-2054 or for appt 616-582-9653

YEAR AROUND COTTAGE on All Sports Lake. 150 miles from Detroit, 3 bedrooms, completely furnished. $32,000 Call after 8pm. 644-7143

342 Lakefront Property

AT Walnut Lake! I dwell I Am Dutch, Desirable & a special place. I need a new Lover, a 'Jack-of-All-Trades. A King & Queen with water sports taste. Size will be yours with pleasure outdoors. Come see me I want to be yours You will like me as I am, or can grow I am with time. 3 bedrooms, 2 baths, a fantastic view & fireplace too. Secretbliss old some new & lots of Blue. For only $225,000 I will say I do. Make me an offer I can't refuse. 626-1415

BEAUTIFUL R.V. wooded lakefront lots. Lake Chemung GRA. Sandy beaches, tennis courts, swimming pool, golf, children's play area. Eves, 882-0348

BRENDLE
LAKEFRONT
UNION LAKE AREA
Very spacious 4 bedroom, brick and cedar tri-level. Was designed for both for formal and informal living. Lakeside family room has fieldstone and wet bar. Fantastic view, private treed yard on cul-de-sac in prestigious area of custom homes. $119,900.
CENTURY 21
OLD ORCHARD

BY OWNER- Oxford area. Custom low maintenance home on restricted lake, no public access. Country kitchen with fireplace, finished walk-out lower level, minutes from new GM plant. Previously offered at $139,900. Land contract terms with 10% interest, $125,000. After 6PM 1-618-3716

CASS LAKE FRONTAGE
DOW RIDGE-beautiful custom 3 bedroom ranch on over one acre of prime property. Breathtaking view. $345,000. Buyers only. 652-9165 or 681-8681

CHOICE LAKEFRONT PARCEL - 100x600 Best location on Lake Charlevoix. Sale by Owner. Days, 616-582-6710, or eves., weekends. 616-582-7601

CLARKSTON, for sale by owner, unique octagon, delimited-but with great potential. $115,000. Land contract available. Evenings, weekends 394-0787

LAKE ANGELUS
- CONTEMPORARY -
Vast glass expanses overlooking woods & lake, 4 year old, 4 bedroom, 2½ bath stunning Lakefront home. 1st floor Master bedrooms suite with fireplace. Newer decks encircle house. No-Maintenance woods on acreage affords privacy. $338,000. Ask for
Alice J. Rutten
RE/MAX of birmingham, inc.
647-0500 or 644-2983

LAKE CHARLEVOIX - 2 bedroom, 1440 sq. ft., large family room with fireplace. 2 car attached garage. 108 ft. of lake frontage
Charlevoix Properties. 616-582-6781

LAKEFRONT - brick ranch, beautiful view. Large treed lot on Wolverine Lake. 3 bedrooms, fully carpeted, fireplace, large deck, 2 car garage, new furnace & roof. $98,000. Assumable or LC, good terms. 624-9813 357-4548

LAKEFRONT LOT. Upper Straits Lake. By owner. Negotiable terms. Approx. 75 x 200. Whispering Pines Sub. Excellent location, $150,000. 223-8450

LAKE LOT
ACCESS HOME LOTS
ON LAND CONTRACT TERMS
VILLAGE IN BRIGHTON
ON OSBORN LAKE
From Detroit area to Lakehome village take I-96 to Brighton exit 147, turn left one quarter mile to Old 23, turn left again (north) 4½ miles to Mc Clements Road, turn left one quarter mile to Lakeshore Village from X-way exit. Look for Lakehore signs
Model Open Sat. - Sun. 2-5
Ivanhoe Builders
& Developers
355-2700

OPEN FRIDAY, 9:30 AM. - Noon
Open Saturday, 3-5 PM.

1327 Grinnell. Cass/Elizabeth Rd. to Parkway, left on Chenlot, left on Grinnell.

SPECTACULAR BEAUTY of this home is on the lake side with 115 ft. on Cass lake. Those who entertain frequently will appreciate the huge glassed-in living room, backed up by open kitchen, newly and gorgeously sculpted. Plus large dining area with wet bar. Add to this a dramatic entry, winding stair down to spacious game room, 4 bedrooms, 3 baths, deck, and you have a perfect lakefront home. $229,900.
LAVERNE EADY
& ASSOCIATES, INC.
626-4711 227-4744

342 Lakefront Property

LAKE LOT on Elizabeth Lake. 50 ft. x 200 ft. 682-5065

LAKE PROPERTY. 55 rolling acres with 17 acre lake on property. Long of wildlife, no horses on lake. Kingston. $49,500. Peter Real Estate 517-683-2711

OPEN SUN. 1-4
GREEN LAKE FRONTAGE with panoramic views from every window. Older, well maintained 3 bedroom home with heated sun porch. 2641 Warner Dr., N. off Commerce, W. side of the lake $125,000.
ASK FOR CAROL DURKIN
Chamberlain
6 4 6 - 6 0 0 0

OSCODA - 2 bedroom cottage with sandy beach on Lake Huron. Has glassy hockey pine walls, fireplace, modern kitchen, sleeping & sitting porch, 2½ acre garage, half acre wooded lot, bath house, nice lawn, 2 gas furnaces for year around use, all insulated. Asking $55,000. Owner moving. After 7pm 517-777-5621

Pine Lake, wooded Canal lot, in W. Bloomfield, 70 ft. on water x286 deep, overlooking wooded island in center of canal, lake access with private beach & boat docks, walk to Pine Lake County Club. 855-8788

POWER BOATING
CASS - SYLVAN AREA
This sharp 3 bedroom ranch offers an unobstructed view of Otter Lake in the Heart of Waterford. Cass - Sylvan Lake area. Keep your power boat in parkhike access lot right across the street. Enjoy family room, 2 fireplaces, 2 car garage plus large heated work area. Full bath plus 2 half baths. $89,900. with large assumable mortgage.
Beachfront on
Upper Long Lake
This 4 bedroom colonial offers a full lake view of E. Bloomfield's all sports Upper Long Lake. It has family room with fireplace, formal dining, 2½ baths, & basement. And in an area where a variance, lot, can run close to $200,000, it's yours for just $139,900. Assumable mortgage or land contract.
Max Broock, Inc.
626-4000

PRIME WEST Bloomfield lot on court. All improvements. Pine Lake privileges. Terms to suit. Private owner. 851-2592

TWENTY hilly and wooded acres with a good ¼ acre lake for swimming and fishing - located only 80 miles north of Farmington, $29,500. Peter Real Estate. 517-683-2711

WOLVERINE LAKE FRONT. Cape Cod charmer right on treed shore line. Spacious 4 bedroom, 2½ bath resort home. Library, family room, 3 fireplaces (1 with BBQ), marble foyer, walk out basement. Year-round vacationing at home! LC terms available. $195,000.
ASK FOR BILL BARKER
Chamberlain
6 2 6 - 9 1 0 0

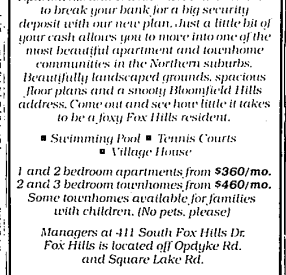
W. BLOOMFIELD
Middle Straits Lake Privileges
Super sharp 3 bedroom brick and aluminum ranch has cut stone fireplace, basement, 2 car garage, country setting in area of fine homes. Close to golf course, elementary and lake. $62,900.
CENTURY 21
OLD ORCHARD

W. BLOOMFIELD
LAKES AREA
Stately colonial in beautiful neighborhood with private lake privileges has 4 bedrooms, 2½ baths, formal dining room, large kitchen, private patio with gas grill, off large fireplaced family room. EXCELLENT FINANCING. Asking $103,900.
CENTURY 21
OLD ORCHARD

1980 Models Reduced
Starting at $107,000
Homes Priced To Sell
On Osborn Lake in Brighton
11% FINANCING
3 Bedrooms, 2½ baths. Great room, cathedral ceilings, recessed lights, formica wet bar, large wooded deck. Spacious country kitchen with greenhouse window. Professionally decorated, pictures, wallpaper, carpeting, landscaped lot. Also 2 story custom built home ready to move into
From Detroit area to Lakehore Village take I-96 to Brighton exit 147, turn left one quarter mile, to Old 23, turn left again (north) 4½ miles to Mc Clemente Road, turn left one quarter mile to Lakehore Village from X-Way exit. Look for Lakehore signs
Ivanhoe Builders
& Developers
355-2700

400 Apartments For Rent

Be Smart as a Fox!



Move in for as little as $90*

We have a foxy program at Fox Hills Apartments and Townhomes. You don't have to break your bank for a big security deposit with our new plan. Just a little bit of your cash allows you to move into one of the most beautiful apartment and townhome communities in the Northern suburbs. Beautifully landscaped grounds, spacious floor plans and a snooty Bloomfield Hills address. Come out and see how little it takes to be a foxy Fox Hills resident.

▪ Swimming Pool ▪ Tennis Courts
▪ Village House

1 and 2 bedroom apartments from $360/mo.
2 and 3 bedroom townhomes from $460/mo.
Some townhomes available for families with children. (No pets, please)

Managers at 411 South Fox Hills Dr.
Fox Hills is located off Opdyke Rd.
and Square Lake Rd.

Open 9-5 p.m. Mon.-Fri.
Phone 642-5710

*$90 plus $15 application fee is based on a 1 bedroom apartment at $360 mo. under our Investment Plan. Rates vary slightly with type of apartment.

Fox Hills in Bloomfield
Apartments & Townhomes

Sullivan Smith Inc.

348 Cemetery Lots

ACACIA PARK CEMETARY
3 lots - Sec. D, No. 482
$500 Each
646-2056

CEMETERY LOTS
Two lots in Parkview Memorial, Livonia. Call for further information.
455-7808

GLEN EDEN, W. 8 Mile Rd., Livonia. 1 grave Sunrise Gardens area, Section 622, $250. Call Dean. Days: 427-8800, After 6PM: 722-1185

ONE LOT in Riverside Cemetery in Plymouth. Call 729-9676

WHITE CHAPEL - 4 lots, block M, section 15843, spaces 1,2,3 & 4. $1000. Will split. 698-3648

351 Bus. & Professional Bldgs. For Sale

LIVONIA - 4,200 sq. ft. Medical Building. Excellent location, low maintenance, fully leased Land contract terms. $295,000.
THOMAS A. DUKE JR., BROKER
474-0744

SOUTHFIELD
OFFICE BUILDING
16,500 sq. ft.
Located on Northwestern Hwy. at 10 Mile. Purchase price $775,000 with land contract terms available. Call:

STEVEN MORRIS
HAYMAN COMPANY
569-5555

352 Commercial & Industrial Property

BRIGHTON - for lease 6,000 sq.ft. building. Has show room with offices above. Two 13 ft. loading doors, 10,000 ft. paid parking. 4956 Old US 23, near Grand River 227-4484

CANTON - industrial, 5 acres Michigan - I - 275 area, sewer, water, electric. $49 Million. Land contract L.C. terms D. A. Ross Realty 326-8300

DOWNTOWN
BIRMINGHAM
6,000 sq. ft. retail sales
Woodward Ave & Maple Rd.
Enquire: Jim Hoomaian
JARDINE
& LAURENCELLE INC.
549-8320

DRASTICALLY REDUCED
In Novi, light industrial zoning. Approximately 1,500 sq. Ft building
20TH CENTURY REALTY
1-437-0981

FARMINGTON HILLS
Now available - 16,700 sq.ft. on 3 floors. Ideal for corporate headquarters or will divide to suit. For info. call
Annette Kuttnauer, 553-8700
Thompson-Brown

IDEAL
For any type trucking business, remodeled 4 - 4 income, could be converted to office, 3 car garage building, plus 3 bay cement block building 35x30, gas pump & 1000 gallon fuel storage, 70x235 lot, ¼ fence 6 ft. high. $74,900

Castelli
525-7900

Industrial Buildings
4064 sq.ft.
3200 sq.ft.-1 year old, Overhead door, 16' clear ceiling, Plymouth, East side.
CLYDE T. LAW
Commercial & Industrial Real Estate
476-3644

SHOPPING CENTER
SITE
20.97 acres on Main St., in Whitmore Lake. Includes lake frontage. Zoned for planned unit development or general commercial. Let local EDC unit help you finance
OREN F. NELSON
REALTOR
9163 Main St., Whitmore Lake
1-449-4467

354 Income Property For Sale

Attractive Income
Victorian style 5 unit Northville income grossing $1,395 per month, all units include range and refrigerator. Just $100,000 with land contract terms available. Call KEN DUJKOCK
CENTURY 21
Hartford 429, Inc. 981-2900

354 Income Property For Sale

COMMERCE TWP., 360ft. on Welch Rd., 11 acres, 2 family income, 4 building sites, 9% Land Contract, $95,000 or best offer 626-1415

FARMINGTON

An absolutely elegant and superbly maintained 3 unit with basement, Florida room, kitchen appliances, central air, 4 car garage, circular drive, natural fireplace, and excellent location. $115,000. Call:
BETTY MILLS
CENTURY 21
Gold House Realtors
420-2100
IDEAL LOCATION
with 276 Ft. frontage. Currently used as a doctor's office. Plus an additional 4 other buildings on the parcel. Unlimited possibilities. Water & sewer. Land Contract terms.

3 APARTMENTS ON THE LAKE
Live in one & rent out the other two. Ideal location & priced at $74,900. Call for your appointment.
NIEBAUER REALTORS
624-2015

WILL TRADE - 5 rented houses, valued at $18,000 each total $90,000 for sellers interest in land contract of real estate in NW Wayne County or SW Oakland county. Adle Realty. 352-8340

358 Mortgages & Land Contracts

ALTERNATIVE
Financing Available
Existing Land Contracts Purchased
Call for Quotes. Selling Your Home? Contact us for financing possibilities
DETROIT BOND & MORTGAGE INVESTMENT CO
52969 Hamilton Blvd., Suite 112
Farmington Hills, Mich 48018
Call 553-7545

356 Investment Property For Sale

ROYAL OAK
CENTRAL BUSINESS DISTRICT
Excellent tax shelter, 13,200 sq. ft. office building. Large parking lot. Very secure tenants with federal government leases, attorneys and insurance agents. Below market rents. Modernized building, great location.
$740,000-$140,000 down
10¾% Interest only, 5 years
Principals only please
R M SMITH ASSOC 619-2030
EVES. 642-5845

4 UNITS plus house -- Springfield Township, Clarkston Schools, assume 9% Land Contract.

DIXIE HIGHWAY -- Clarkston. Just south of M-15. 1,600 sq. ft. building, terms.

CLARKSTON VILLAGE -- Shopping Mall. 1200 sq. ft., 6 tenants

CLARKSTON VILLAGE -- Main St. commercial, office building. Includes 3 apartment units and partially finished lower level.

WAREHOUSE -- 10,000 sq. ft. I-75 Exit, 3 overhead doors. Show room space.

Hargreaves & Pilarcik Inc.
Real Estate Investment Counselors
625-1333

400 Apartments For Rent

358 Investment Property For Sale

BIRMINGHAM
We have 4 good single and duplex homes for sale on Short Term Contracts. All have tenants.

SOUTHFIELD
Vacant Northwestern Hwy, on Service Dr. Zoned O-S. 102x200. Bring offers

LAKE ORION
5 acres in heart of city. 400 ft. frontage on M-24. Will consider 3 parcel split.

SNYDER
KINNEY &
BENNETT
Commercial Dept. 644-7455

360 Business Opportunities

AUTO REPAIR BUSINESS & property with gas. Well established 4-bay with hoist. Room for expansion. Well equipped wrecker, scope, etc. Proud Lake recreation area. $110,000. Call between 4-8pm. 626-5716

CATERING TRUCKS 1973 for $3800, 1974 for $7,000, 1978 for $9,000. Good condition, well maintained. Ask for Neal, 1pm - 5pm 349-8941

CHILD CARE BUSINESS
Steady flow of clientele, owners retiring. Excellent hedge against inflation. 455-0331 or 561-4222

FARMINGTON HILLS
TAILOR SHOP

Ladies & mens alteration shop. Super location. Attractive decor, 5 fitting rooms, over 10,000 worth of inventory. Asking $34,900. Land Contract terms Call Paul Sarkhanian at...

CHAMBERLAIN
476-9100

HAVE A highly profitable, non-franchised Jean & Sportswear shop of your own. Featuring over 100 brands: Levi, Vanderbilt, Klein, Sedgefield, Britania, many more $17,500 includes inventory, in-shop training and installed fixtures. Can be open within 15 days. Call Mr. Hartley at Pacesetter Fashions (314)937-9576

HAVE MINE IN MEXICO

Per ton silver 16oz., copper 111 lbs., lead 337 lbs., gold .02 oz. From smelter records. Selling units to finance exploration and expansion. Plan 30,000 ton production and $1,211,900 net profit annual. Units at $10,000, half at $5000 and one tenth at $1000. Reply to box 824 Observer & Eccentric Newspapers, 36251 Schoolcraft Rd., Livonia, Michigan 48150

INDUSTRIAL Catering route & trucks for sale. Good return on investment. Oakland area. Ask for Neal, 1pm - 5pm 349-8941

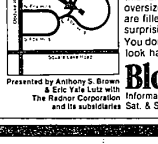
WANTED - lot with trees, stream or water in Oakland or Livingston County. Call after 6pm 358-2332

WE MIGHT PAY $500 MORE
Century 21 - ABC
425-3250

400 Apartments For Rent

ABANDON YOUR HUNT
Select Rentals
We Help Landlords & Tenants
Share Listings 642-1620

We're the last place you'll look but the first place you'll rent in Bloomfield Hills



The most extraordinary apartment value in Bloomfield Hills is a little difficult to spot, but well worth the extra effort. Come discover this rare jewel of a community with elegant, oversized 1, 2 & 3 bedroom apartments that are filled with designer touches. And surprisingly priced from a mere $340. You don't have to drive farther, but you must look harder to find true love.

Bloomfield Club

Presented by Anthony S. Brown & Eric Yale Lutz with The Radnor Corporation and its subsidiaries

Information Center is open Mon.-Fri., 10 am-8 pm; Sat. & Sun., 10 am-6 pm. Phone: 646-5960

SHOULD YOU
BUY OR RENT?

TYPICAL COMPARISON OF A 3 BEDROOM, 4 BATH, TOWNHOUSE WITH ATTACHED 2 CAR GARAGE
[Showing monthly costs of owning a $156,000 condominium] (2600 square feet @ $60/s.f.) with $45,000 down, versus renting a 2600 s.f. luxury townhouse at Sutton Place).

MONTHLY COSTS OR CREDITS

	BUY	RENT
RENT	—	$765
MORTGAGE PAYMENT (@ 14.5%)	$1359	—
REAL ESTATE TAXES (@ $55/1000)	358	—
ASSOCIATION FEE	125	—
HEAT	55	—
INTEREST LOSS ON $45,000 (@ 14%)	525	—
TAX WRITE OFF (50% BRACKET)	+850	—
PROPERTY APPRECIATION (@ 5%)	+650	—
	$922	$765

SAVE $157 BY RENTING
KEEP YOUR CASH DOWN PAYMENT
FREE YOURSELF OF THE BURDENS OF HOME OWNERSHIP

SUTTON PLACE

SOUTHFIELD'S MOST PRESTIGIOUS RENTAL COMMUNITY
NINE MILE ROAD BETWEEN TELEGRAPH & LAHSER
PHONE 358-4954