

commercial real estate sales in Oakland and Wayne counties

This lists commercial real estate transactions for the week of April 29 through May 5 in Oakland and western Wayne counties. The first name listed is that of the buyer. The second name is that of the seller. Any transaction price followed by an * represents the price paid for more than one piece of property.

Oakland County

Auburn Hills

Featherstone
Commercial Vacant Land
Earl L. Wells
Randall D. Manz
\$65,000

Berkley

12 Mile Road
Commercial Vacant Land
A. & W. Of Berkley
Stanley Trzciniski
\$20,000

3515 12 Mile Road
Car Wash
Cur Van Wash & Equipment
Lucian G. McElroy
\$100,000

Ferndale

351 W Hazelhurst
Commercial
Harry P. Stoltmann
George J. Maker
\$32,000
188 W Marshall
Commercial Vacant Land
Mrs P. Financial
Karl D. Diehl
\$50,000

Madison Heights

1167 E 10 Mile Road
Commercial
Nadime Dalal
R. W. Gordon
\$75,000

Novi

28230 John R Road
Office Bldg 1-2 Stories
Robert R. Butcher
Mildred H. Grossman
\$82,500

10 Mile Road
Industrial Vacant Land
K. V. G. Properties Inc.
J. C. Building Corp.
\$105,000

Pontiac

23 Lexington Place
Apartment 4 To 19 Family
Michael L. Todd
William E. McIninch
\$2,700

Royal Oak

2416 W 14 Mile Road
Commercial
Richard L. Kramer
Marvin Hill
\$255,000

Troy

3985 John R Road
Drive-In, Food Serv Fac
City Of Troy
G. P. Building Inc.
\$51,165

1765 Wattles
Commercial Vacant Land
Leon P. Cuckovich
Ronald Clements
\$58,000

Waterford Township

N Oakland Road
Commercial Vacant Land
Joseph Braver
J. P. K. Co.
\$5,000

Wayne County

Livonia

19050 Middlebelt
Other Comm Structures
Fred Syersan
Nature Nook Properties
\$140,000

Redford Township

25916 W 7 Mile Road
Commercial
Air Matie Products Co Inc.
Sheridan Anderson
\$180,000

Van Buren Township

Belleville Road
Commercial Vacant Land
Earl Owens
David I. Gordon
\$125,000

Paint can dramatize rooms

(AP) The proper materials and some basic painting tips are all that is needed to change walls from drab to dramatic.

The following suggestions from Window & Wall Ideas magazine can even help a novice achieve professional results.

The first step in any painting project is choosing a color scheme. Color can work magic on a room. It can create a mood, accentuate furnishings, or add visual interest. When choosing colors, keep in mind these tips:

- Neutral colors, such as cream, gray, and white, are soothing colors. Light colors are airy and expansive; use them to help make areas appear larger. Dark colors can create a cozy feeling in an oversize room.

- Using contrasting or accent colors can lend interest to a room. For example, a favorite piece of furniture or art will stand out against a wall painted a contrasting color. In addition, interest can be added to a barren room by using contrasting colors or accent colors on moldings.

- Color can seemingly alter a room's proportions. A long, narrow room will appear wider if

both shorter walls are painted a darker color than the longer walls. Use bold, bright colors selectively to draw in a wall or lower a ceiling.

Paint is available in various types. The following information will help determine which one is best suited to specific needs.

For almost all interior projects, choose between water- and solvent-thinned paints. Water-thinned, or latex, paints include acrylic, thixotropic (drip-free), epoxy, urethane and polyurethane. All are relatively quick drying, odorless, easy to apply and non-flammable. Latex paints come in a variety of glosses.

Solvent-thinned, or alkyd, paints include oil-based, or resin-based enamels, which produce durable, easy-to-clean surfaces. Solvent-thinned paints are often preferred where constant upkeep is necessary, such as in a kitchen or bath. Enamels in the highest gloss ranges are usually solvent-thinned.

Texture paint, available premixed or in a powder form that requires mixing, produces a rough, patterned surface. Similarly, sand paint is mixed with coarse granules that produce a grainy effect. Both types are ideal for camouflaging minor wall flaws.

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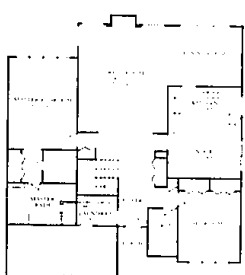
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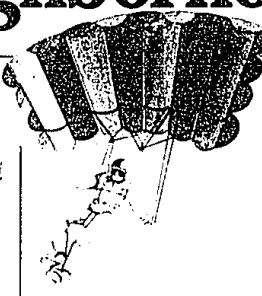
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