CLASSIFIED REAL ESTATE

326 Condos

SOUTHFIELD
Gorgeous contemporary upper Ranch unit with private entrance. 2 Bedrooms, 2 baths. Move-in condition. Quality plus excellent Telegraph/I-696 location. ONLY $61,500.

WEST BLOOMFIELD
Beautiful contemporary with high ceilings, 2 bedrooms, den, 2 baths, finished basement and much more! Hurry! ONLY $139,900.

FARMINGTON HILLS
Fabulous private entrance ranch with finished walk-out, 3 Bedrooms, 3 baths, 2 fireplaces, 2 wet bars, library, multi-level decks and more. ONLY $294,900.

CALL JOLIE R. LEVINE
CENTURY 21 TODAY
855-2000
810-8390 (PAGER)

SOUTH LYON
The Village at Eagle Heights
Brand New Condominiums

Ranches and story-and-a-half; 2 bedrooms include 1st. floor master suite, great room, 2 car garage, full basement, deck.

From $108,900

Sale Center & Model: 437-3000
ADLER HOMES 229-5722

SPECTACULAR Farmington Hills condo. 2 bedroom, 2 bath. Includes all appliances, washer & dryer. Excellent location & view. New deck overlooks pool & tennis courts. $85,000. 478-8363

West Bloomfield
UPPER RANCH
Overlooking beautiful court yard, 2 bedrooms, 2 baths, hardwood floors, fireplace, kitchen appliances, redwood deck, carport. $93,000 (OEW51LAU) 737-0000
COLDWELL BANKER,
Schweitzer Real Estate

WEST BLOOMFIELD
Quality construction at an affordable price. Best value in Greenpointe. 2 bedroom, 2½ bath townhouse, with full basement & attached garage. Great location. Extra-clean. Won't last.
Call Today! Only $109,500.
CHOICE PROPERTIES
932-0970

Westland
BETTER THAN NEW
1991 ranch features 1,250 sq.ft. of beautiful living space. Private location in complex, garage and more. Only $82,900! Call...
JOHN or LAUREN
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

Westland
LIVONIA SCHOOLS
Sharp 2 bedroom, 2 bath condo with full basement, well located within the complex, neutral decor, 1st. floor laundry and 2 car attached garage. Built in 1988. $96,500. (OEL08MIL) 462-1811
COLDWELL BANKER
Schweitzer Real Estate

326 Condos

LOCKLIN PINES
W. Bloomfield - detached unit, terrific view, terrific value. 2 bedroom, 1½ baths, deck, walk-out basement, patio, new furnace & central air. Attached 2 car garage, vacant. Only $129,000.
OROS REAL ESTATE 689-1200

West Bloomfield
STRIKING CONTEMPORARY
This 3 bedroom condo shows like a model with soaring ceilings, skylights, and custom features, 1st floor master and laundry. Neutral, open and spotless nestled in a quiet location. (BR) $149,900.
RED CARPET KEIM 855-9100

West Bloomfield
STUNNING TOWNHOUSE
In Pebble Creek with private wooded location backing to creek. Totally redecorated in neutrals since 1990. 3 bedrooms, 2½ baths, library. $199,000 (OEB20BR) 642-2400
COLDWELL BANKER
Schweitzer Real Estate

WESTLAND - CASTLEWOODS
BUILDER CLOSE-OUT
$2400 DOWN

• 2 - 2 bedroom, 2 bath ranch with library, garage, 1,250 sq.ft., $79,900.

• 1 - 2 bedroom, 2½ bath Townhouse, full basement, garage, 1,370 sq.ft., $88,900.

All units include: appliances, air conditioning, carpet, vertical blinds.

Builder will pay $1000 towards closing costs. These won't last long. Must see, open daily 1-6pm, Closed Thurs. (Hunter just W. of Wayne Rd). 326-6097

WESTLAND
INTRODUCING
WARNER FARMS CONDOS

A new townhouse community featuring:

- 2 BEDROOMS
- 1½ BATHS
- BASEMENT
- ATTACHED GARAGES

Convenient & appealing location. Now being offered at pre-construction prices.

$76,900 - $78,500
(60 Day Occupancy)
BOB CRAVER
473-6200
RE/MAX FOREMOST, INC.

WESTLAND/Off Ann Arbor Trail
NEW 2 bedroom ranch, 2 full bath, gas fireplace, large kitchen, built-in appliances, 2 car garage, 1st floor laundry, full basement, professionally decorated, many extras. $125,500. Shown by appointment: 427-4375

W. BLOOMFIELD - OPEN SUN 1-4. 4563 Laurel Club Circle, contemporary Laurel Club condo, immaculate condition, 2 bedrooms, 2½ baths, finished lower level, entertainers paradise! Open floor plan, 2 car attached garage, this is it! $145,900. Call for more information 932-3999

W. BLOOMFIELD - upper unit condo, many extras, including jacuzzi, security, ceramic, etc. Special financing available. $111,000, #893. ASK FOR MICHAEL MCCLURE
THE MICHIGAN GROUP
REALTORS INC.
347-3303 459-3600

326 Condos

WESTLAND'S FINEST
Beautiful Central Parkway detached condos located on the corner of Central Parkway & Hunter. Close to Westland Mall, Meijers & expressways. 2 bedrooms, 2 baths, full basement, attached garage, lots of extras. 7¼% & 8% interest rate available.
Model Open Daily 12-5pm
729-8030

WESTLAND - WOODVIEW CONDO
Sharp upper 2 bedroom, 2 bath, with many extras, walk to shopping. $49,900. 799-6488 or 981-3863

WESTLAND - 2 bedroom lower, laundry room with storage in unit. Carport, all appliances stay. Lease with option. $54,000. 473-2522

W. BLOOMFIELD. Beautiful and clean, 2-3 bedroom ranch, 3 baths, whirlpool, walkout finished basement, ravine setting, large 2 car attached garage, quick occupancy. $211,900. STATE WIDE REAL ESTATE. 427-3200

W. Bloomfield Twp.
OPEN SUNDAY 2-4
4264 Wabeek Lake Drive
N. of Long Lake, W. of Franklin
WABEEK IN THE HILLS - This lovely condo has a stunning view of the golf course from both levels. It features 2 or 3 bedrooms, 2½ baths, 1st floor laundry, basement, and attached garage. $239,000. (W428L Call HENRY BUSCH at RE/MAX Partners, Inc. 549-5400

W. Bloomfield/Farmington Hills
CHOOSE A MAINTENANCE FREE LIFESTYLE
WEST BLOOMFIELD
Luxury 3 bedroom, 2½ bath, formal dining room, family room, full basement, attached 2 car garage. Just like new. $162,900

FARMINGTON HILLS
Affordable rental alternative. Private location, 1 bedroom, large rooms. Immediate occupancy. $39,200
Thompson-Brown
553-8700

327 New Home Builders

NEW CONSTRUCTION EXCLUSIVELY
"HOME SWEET CUSTOM HOME"
Your lot or ours. Use your plan or ours. The Howard Stanley Co. Design-Build Division.
422-9356 348-9950
851-9950 229-5525

NEW CONSTRUCTION EXCLUSIVELY
TRANSFEREES
Your choice of 16 different spec homes & models. Immediate occupancy! All areas, from $122,900 to $889,900. Zero point financing available.
851-9950, 348-9950, 810-2557

NEW HOMES AND CONDOMINIUMS IN SOUTH LYON AND BRIGHTON!
From $108,500
Adler Homes
(313)229-5722

328 Duplexes Townhouses

LIVONIA DUPLEX
Double unit, 2½ car garage. Plymouth/Farmington Rd. $142,000. (313) 429-8578

332 Mobile Homes For Sale

ACT NOW!!
Infinity Homes At Plymouth Hills is having a New Year's clearance sale. New, used, and bank-owned homes. 4 months free lot rent on select models.

NEW 1991 model - 3 bedroom, 2 bath, price cut $8,000, immediate occupancy $32,900.

USED 1986 Victorian tag that has everything. Must see to appreciate. Immediate occupancy. For under $25,000. 1-313-454-3636

AFFORDABLE DIFFERENCE IS THE PRICE
WONDERLAND HOMES
Michigan Ave. at Belleville Rd.
397-2330

ALL OFFERS CONSIDERED!
Almost new 3 bedroom, 2 bath home, fireplace, custom deck, shed. All appliances stay! Westland. Must sell! 729-8360

HOLIDAY PARK Trailer, 14x70, Canton senior park, Central air, new enclosed porch, all appliances, $10,000/best. 534-0293

LOVELY Decorated mobile home in Highland Hills Estates. 2 bedroom, 1 bath w/expando. Air conditioner, all appliances, shed. 478-9549

Novi/Farmington Area
QUALITY HOMES PRESENTS...
NEW 16 x 70 Skyline! Vinyl sided/shingled roof, GE kitchen appliances, island stove, 20 cubic ft. side by side refrigerator, 2 large bedrooms, 2 full baths, doorwall in kitchen. Guaranteed. $299 per month site rent with a 3 year lease.
Call Joanne for Appt.
474-0320 or 474-0333
Offer expires 2/28/93

NOVI MEADOWS
MOBILE HOME COMMUNITY
The New American Lifestyle

We have new and pre-owned homes for sale. Home ownership for less cost than most apartments.

- Country Living
- Beautiful Clubhouse
- Play Areas
- RV Storage
- Heated Pool - NEW
- Professional Management
- Homes Priced From $14,500

349-6966

To inquire about new or pre-owned homes call John Van at Quality Homes - 313-344-1988. Located in community clubhouse, 1 mile S. of Grand River off Napier Rd.

PLYMOUTH OR CANTON - 2 bedroom with fireplace, under $485/mo. including lot, 10% down, 10% APR, 180 mos. APPLE HOMES. 487-8599

332 Mobile Homes For Sale

ARLETTE MOBILE home in Canton. Beautiful senior park, 55 & over. Nice corner lot. Excellent condition. 12x60ft., expando, central air & shed. $6500. 451-0462 459-3121

COMMERCE MEADOWS
MANUFACTURED HOME COMMUNITY
The New American Lifestyle

One of the finest manufactured home communities in the State of Michigan. Special features include:

- Luxurious Clubhouse
- Heated Swimming Pool
- Huron Valley Schools
- Picnic Areas
- Playground Area
- Cable TV Available
- Community Activities
- Minutes From 12 Oaks Mall & Proud Lake Recreation area.

Various Free/Reduced Lot Rent Specials

Sales Office 313-684-6796
Community Office 313-684-2767

We have new & pre-owned homes for sale. (No home is more than 4/yrs old). To inquire about a new or pre-owned home call Dennis Eagen at Quality Homes - Located in the Club House 4½ miles N of I-96 on Wixom Rd. 313-684-6796

SPECIAL PROMOTION
$99 SECURITY DEPOSIT
Save up to $454
Ends soon - Call now!

MOBILE HOME, 3 bedroom, 24 X 32 garage, on 1½ acres close to state land, just N. Gaylord, on US-27, Snowmobile trailand fishing lakes. $25,000. 616-325-8036

NOVI, 1990 double wide, 3 bedroom, 2 baths, country kitchen, appliances, air, large corner lot. $38,500. Must sell. 476-8591

REDMAN 1979 - double wide, 3 bedrooms, 2 baths, dining, family room, closed porch, new roof, siding, furnace, air, Estate sale. $15,000. Must remove. 721-5582

REPO, REPO, REPO
Excellent terms on pre-owned homes. No reasonable offer refused. Hometown USA. 595-0606

ROCHESTER HILLS - Adult park near I75, great condition, 2 bedroom, 1½ bath, double car port, Florida room, small take-large clubhouse. $18,900/best. 626-5693

WARREN: 14X60 Vista, 2 bedrooms, all appliances, all blinds, shed. Seller pays down payment of $1600. Call, 758-0715

WIXOM - Commerce Meadows, 2 bedrooms, 2 baths, open floor plan, 14x76, 3 yrs. old, 2 skylites, includes appliances, $24,500. 684-2056

$275 LOT RENT
GUARANTEED 3 YEARS
LIVE IN NOVI AREA
LITTLE VALLEY HOMES
685-7770 or 474-6500

332 Mobile Homes For Sale

WHY RENT
WHEN YOU CAN OWN?
1989 14 x 70 home. All appliances included, 2 full bath, 2 bedroom, Plymouth Schools, quiet park. $21,900/best. 455-0107

WIXOM - MUST SELL! Immediate occupancy. Immaculate Vindale 14x72', see to appreciate. Extra large lot. 581-0074, 437-7565 eves

333 Northern Property For Sale

BEAR LAKE, MI, just south of Traverse City. 3 bedroom cottage, $58,000. Call after 6pm 616-889-5953

CENTRAL MICHIGAN
MUSKEGON RIVER FRONT
Near Evart. Year round A-frame featuring 3 bedrooms, 2 baths, fireplace, screened gazebo. Mint condition. $64,000.
COLDWELL BANKER
Lakes Realty
8520 100th Avenue
Stanwood, MI 49346
(616)972-8300

FIFE LAKE-Custom built home on 20 acres, 3 bedrooms, 2 baths, 90% finished. Located between Cadillac & Traverse City. $120,000.
Call after 5pm, 616-929-9463

GAYLORD
Corner lot on Michawye Dr. 150x150 ft. $7000 or best offer.
383-3157

OSCODA
Last B-52 leaving Wurtsmith Air Force Base. Military personnel leave dozens of good homes for sale at bargain basement prices. Your opportunity of a lifetime to buy a retirement or second home. Mid $20's to mid $60's.
Real Estate One of Oscoda
5125 N. US 23
Oscoda, MI 48750
1-800-645-7185
or
Real Estate One of Tawas
645 S. Lake Street
Tawas City, MI 48764-0358
1-800-645-7186

ROGERS CITY Executive retreat 400 acres, private lake, excellent hunting, fishing, recreational property. Beautiful home, guesthouse, & caretakers home. $495,000. Land contract available517-734-3193

GREAT LAKES REALTY
408 N. Third St.
Rogers City, MI 49779

SCHUSS MOUNTAIN, rental townhouse - at the foot of the hill. Widow must sell. Land contract - no money down. $70,000. 313 258-0042

TAWAS AREA - Contemporary custom home on beautiful Lake Huron sandy beach. $275,000. days: 845-8552, home: 662-0824

TROUT CREEK, HARBOR SPRINGS
Deluxe furnished condo, 2 bedroom with loft, 2 full bath, sleeps 8, best wooded location overlooks new clubhouse & pool. Gorgeous view of Boyne ski slopes. Year round rental management program available. $135,000. Leave message: 693-9620

333 Northern Property For Sale

LAKEFRONT LUXURY - 2 bedroom, 2 bath condo on a bluff overlooking Lake Michigan in the charming city of Frankfort. Beautiful sunsets & lake breezes. Walk to town. $155,000. 228-2033

TRAVERSE CITY
Waterfront Property
Newer 5 bedroom, 2½ bath ranch with private Grand Traverse Bay frontage. Master bedroom suite, sitting room with beautiful views, nice beach in parklike setting near Bowers Harbor Inn. Seller is motivated! Reduced to $199,900. For this exclusive listing, call Lynn Peaney today at
COLDWELL BANKER SCHMIDT
(616)922-2364 Eves: (616)946-8475

334 Out Of Town Property For Sale

FLINT - Prestigious Woodcroft Estates. Magnificent brick estate home; 9,000+ sq. ft. of exquisite quality. Move-in condition. 6 bedrooms, library, 6 fireplaces, elevator, state-of-the-art kitchen, sauna. Carriage house/4 car garage, large apartment. 2 miles from I-75. P-75.
CALL CHRISTEL CRAWFORD
PIPER REALTY COMPANY
313-767-4894

338 Southern Property

ARIZONA, LAKE HAVASU
ON COLORADO RIVER
Family home, land, pool, good terms. $149,900. 602-855-7742

MARCO ISLAND, FL
Beautiful resort, great investment potential.
Contact: Liz Stephenson
COLDWELL BANKER
678A Bald Eagle Dr.
Marco Island, FL 33937
1-800-733-8121
FAX 813-394-9506

NAPLES, FLORIDA
YOU HAVE A MICHIGAN FRIEND IN NAPLES
If you are planning to buy or sell in Naples, call:
GLORIA COOMES
Downing-Frye Realty Inc.
Days 813-261-2244 Eves 598-4438

PALM BEACH area-Singer Island. Immaculate, spacious, ocean front condo. 2 bedrooms, 2 baths, magnificent view. Tropical grounds, tennis courts, 2 pools, garage parking. $152,000. 1-800-238-8748

339 Lots and Acreage For Sale

BLOOMFIELD - Building sites available. Builders or individuals. Lone Pine - Telegraph Road area. Call Herb Lawson, Inc. (313) 737-0690.

BLOOMFIELD HILLS SCHOOLS
4 built to suit lots on wooded cul de sac in upscale sub at Lone Pine & Middlebelt. Homes from $495,000. Steuer & Canvasser 626-8890

BLOOMFIELD TWP.
1.7 ACRE TREED LOT
Birmingham Schools
14 Mile/Lahser area. 642-0543

CLOSE TO PARK
Best priced building site in Northville Twp. for 1½ acres 178x362. Survey and perk test in. Only $89,900. For more info call...
RICK SLUSHER
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

COMMERCE TOWNSHIP
1.5 acres, near Lake Sherwood and Huron Valley Hospital.
685-8260

DEVELOPER'S SPECIAL - 40+ acres, land contract available. $124,900.
HELP-U-SELL of NWWC 454-9535

FARMINGTON HILLS
1 acre, 8 mile & Farmington Rd area. Residential, $45,000.
473-4447

GREEN OAK TWP.
SOUTH LYON
Eagle Cove
A New Development

Lake access home sites from $31,500 and lakefront home sites from $55,000.

Sales Center & Model: 486-5792
EAGLE LAND DEVELOPMENT
229-5724

HARTLAND - 125 x 200 ft. Nice area. $120,000 to $140,000 homes. Perked. $20,000. Terms. 838-6731

JUST LISTED - 100' X 187' building site. Just minutes from US-23, in Whitmore Lake. Natural gas, possible land contract 20% down. $29,500. Call Nelson & York, Inc. Real Estate. 1-449-4466

—LAKEFRONT—
Orchard Lake frontage. Wooded site in a prestigious gated community. Build job with Genesis! $735,000. B-06610
HANNETT, INC.
REALTORS
646-6200

LAKE PRIVILEGES
Wooded hillside lot on a private dead-end street. Prime area with Bloomfield Hills schools. Perfect for 1½ story walk-out home. Phone for further information. $350,000. B-69977
HANNETT, INC.
REALTORS
646-6200

LIVONIA
1 acre site in Clarenceville school district, 360x135'. All utilities except water which is very close. $35,000.

WILLIAMSTON
5 acre site in Williamston School District, Riverfront. 1 hour N.W. of Detroit. Lots of trees. $40,000.

LAKEFRONT
470 acres in the Irish Hills. Ideal development w/2 lakefronts. 1 hour S.W. of Detroit. Beautiful rolling ground. $750,000.

PLYMOUTH
5 acres. Superior Twp., Plymouth Schools, phone & mailing. Halfway between Ann Arbor & Plymouth. $80,000.

TEPEE REALTY
479 S. MAIN, PLYMOUTH
454-3610

MILFORD - Prime walkout lots - Developer closeout at prestigious Milford Pine Meadows. Save up to $6200!!! When you call now!
342-4150

NORTHVILLE:
FOUR SWEET ACRES
Rolling hills of cherry, apple and apricot trees in Northville Township. $189,000. (M25536)
349-6200
J. A. Delaney and Company

NORTHVILLE TWP.
ATTN: BUILDERS/DEVELOPERS
20 rolling acres potential for small sub or estate. Reasonable. (313) 348-2653 between 8-5

NOVI BUILDING SITES
Available in established secluded subdivision off 8 Mile Road, East of Novi Road. Call Judy (313) 347-4710
WINDHAM REALTY GROUP, INC.

339 Lots and Acreage For Sale

LYON TOWNSHIP
3 acres. 9 mile & Currie.
Call for details.
348-7229

NORTHFIELD TOWNSHIP
Two 10 Acre Parcels, rolling terrain, perced, Land Contract Terms.
437-1174

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

NORTHFIELD - 5 acres walk-out site. South Lyon schools. Perced. Land contract possible. Asking $39,000/best. 459-3248

NORTHVILLE SCHOOLS- Custom build your private estate/equestrian center, 35 acres. Septic available, affordable. 313-741-3700

OAKLAND TOWNSHIP
Over 3 acres. Desirable property, partially wooded. Beautiful home site, L/C, conventional, cash. $69,000.
Over 2 acres. Walk-out basement potential. Partially wooded. L/C, conventional, cash. $59,000.
DICK SCHMIEL
MAX BROOCK, INC.
656-6500

OXFORD TWP - Indian Lake Rd. beautiful 2½ acre property, wooded & gently rolling, surveyed & perked. Asking $49,000. 693-8472

PINE KNOB Golf Course condo subdivision. Home prices $325,000-$500,000. All utilities. Treed lots, possible walkout. $61,500. 852-7374

SALINE
YORKSHIRE HILLS is a new country subdivision located 6 miles south of Ann Arbor. All 1 acre lots. Paved county roads, natural gas & cable TV. 2300 Sq. Ft. minimum. Use your own builder. From $45,000. Call for sales package.
Conlin Company, REALTORS
313-668-4600

SOUTH LYON
NEW SUBDIVISION
COUNTRY LANE ESTATES

44 lots - half to 1 acre
Prime building sites. 14 unsold.
Private tennis & basketball court.
Building sites - $35,900 & up.

DEVELOPER FINANCES

Free brochure 437-5340

THREE 2 ACRE PARCELS
Secluded and surrounded by state land. $40,000. each.
Call GEORGE BROWN
Max Broock, Inc.
855-0938

TWO 2.25 acre parcels, perced, treed, hilltop setting, overlooking ravine. Land Contract. West of US23. 437-1174

US 23 & N TERRITORIAL AREA
Several wooded rolling perked parcels. Exceptionally priced.
Owner/Broker/Builder. 663-4888

VACANT LAND - W. BLOOMFIELD
Newer subdivision. Hilltop site! Water, sewer. Land contract. Prestigious W. Bloomfield location. $104,900.
HEPPARD & ASSOC.
855-6570

Village of Milford's
Premier Community has just opened Phase III "Heritage Hillside" features ½ to 1 acre custom wooded home sites. Water, sewer, paved streets. Call Bill: 313-682-7676

WEST BLOOMFIELD LOTS
In newer sub. Sewer and water. Some walkouts. Starting at $49,900.
Call GEORGE BROWN
MAX BROOCK INC.
855-0938

WEST BLOOMFIELD
Wooded lots for sale. New subdivision. Sewer, water, West Bloomfield schools. For builders and individuals. Buy direct from Developer-Broker. Land Contract terms available. For information call Tom 737-2288

82 ACRES near Gregory. ¾ farm-land & ¼ wooded, seller negotiable.
HELP-U-SELL of NWWC 425-8881

340 Lake-River-Resort Property

HIGGINS LAKE ACCESS
2 bedroom, fully furnished cottage, 200 ft from lake, free use of boat dock. $30,000. 421-6266

N.W. of HARRISON, very secluded 14 acres, furnished 3 bedroom home on Muskegon River with 2 pole barns surrounded by State land. Great hunting or retirement home. $69,500. Land Contract available. 313-453-7048

342 Lakefront Property

FENTON
ROLLING ACRES! 14 acres with pond surround 3 bedroom, 2 bath ranch. $119,500. DE384BE

LOUIS LAKE, Linden. 45 acre estate with nearly 800 ft. water frontage. Updated 5 bedroom farmhouse. $249,500. Possible split. CE501DE

Call JERRY BRACE
750-8000 or 1-800-312-2430
ROBERT GARROW & ASSOC., INC.
REALTORS

HERE'S YOUR CHANCE! - All sports lakefront living on peaceful Tyrone Lake. This 2 bedroom year round home is clean & comfortable & has multiple windows for viewing & 10x27 deck for entertaining! Won't last at $122,500. Hartland Schools.

NEWLY LISTED! - Need a peaceful retreat? This 4 bedroom 2½ bath contemporary is your answer! Gorgeous pine treed setting on the greenbelt to Dunham Lake. Features great room w/driftstone fireplace, master suite w/doorwall to deck, 1st floor laundry, central air, Pella windows, underground sprinklers & more! Hartland Schools. $269,500.

ENGLAND REAL ESTATE
474-4530

HURON RIVER
1200 ft. frontage with acreage.
Land Contact. 538-7148

—LAKEFRONT—
Orchard Lake frontage. Wooded site in a prestigious gated community. Build job with Genesis! $735,000. B-06610
HANNETT, INC.
REALTORS
646-6200

OXBOW LAKEFRONT
135 ft. on the lake. Contemporary with walkout. Over 3000 sq.ft. Custom bar in walkout. Oversized heated garage. Wrap around deck to enjoy a view of the lake. Professional landscaping. $369,000. W-350XB
CALL SHIRLEY MORRISON
MAX BROOCK 682-8507

RARE OPPORTUNITY on builders home, 6,200 sq.ft., 2,000 sq.ft. of cedar decking, 6 car garage, 4 fireplaces, all the most expensive features on 1 acre with 110 ft. of sandy beach on all sports lake. 12 minutes from 12 Oaks. $579,000.
CORNERSTONE BUILDING.
348-4300

Sylvan Lake, 1315 & 1331 Avondale
Investment Opportunity.
200 ft on Avondale, lakeview & privileges. Great rentals, $1500 month gross. Exceptional appreciation or development possible. $200,000. Land Contract possible. 682-8282

WALLED LAKEFRONT
South Lake Drive. Vacant property, 55 ft wide, both sides of road. $55,000. 682-8282

WATERFORD/CLARKSTON - By owner, 150 ft. lake frontage, 3500 sq.ft. quad, park setting, decking + balcony, 4 bedrooms, 3 baths, home's a dream. $184,900. Open Sun., 12-4. Buyers only. 623-2042

342 Lakefront Property

ONE ACRE LOTS
lake view, lake access, Clarkston schools, private Rd. 625-0976

OXBOW LAKEFRONT
Over an acre and so much privacy. Newer contemporary with finished walkout lower level. Four plus bedrooms. First floor master bedroom with jacuzzi type tub. Passive solar porches. Southern exposure. Not a driveby because it can't be seen from the road. $449,900. WA 350XB
Call CAROL KALAYJIAN
MAX BROOCK REALTORS, INC.
626-4000 or Beeper 409-9909

STUNNING LAKEFRONT
Still time to choose your colors on this brand new 3 bedroom, 2½ bath colonial with 2 fireplaces. Includes many windows, oak cabinets, soaring cathedral ceiling in the spacious family room, large master suite with bath including tiled shower seat. A must see!! $187,500. Open Sunday.
DIANE BRAYKOVICH
RE/MAX 100 INC.
348-3000

WALNUT LAKEFRONT
Builder's custom Contemporary on 108 ft. frontage with sandy beach & panoramic views. 1¼ Acre, separate in-law suite with kitchen & entrance. Lower level walkout with full kitchen. Birmingham schools, much more. $1,399,000. 855-6617

WEST BLOOMFIELD
Magnificent unsurpassed view from full glass wall overlooking lake. Custom everything! Must see to appreciate. Need quick sale! Lakefront "Dream Come True"! on Middle Straits Lake. Features too numerous to mention. $495,000.
CALL JOLIE R. LEVINE
CENTURY 21 TODAY
855-2000
810-8390 (PAGER)

348 Cemetery Lots

GARDEN CITY - Garden Of Everlasting Life, Lot 98D, Spaces 1 & 2, Section P, plus 2 vaults, $1,000. Work: 649-0202 Home: 879-6115

GLEN EDEN - Livonia
Garden of Hymns, Section 34, Block 3, 2 lots, side by side.
565-6518

OAKLAND Hills Memorial Gardens, Novi. 4 lots in the beautiful Garden of the Last Supper. $950 each or best offer. 225-0053

358 Mortgages & Land Contracts

CASH FOR LAND CONTRACTS
Immediate Phone quotes! Won't be out-bid! Mortgages/Refinances.
First American Mortgage Associates, an affiliate of MCA
1-800-468-9618

CASH FOR LAND CONTRACTS & Mortgages, any size
Quick closing.
Call Gary 313-391-4320

MATURE LAND CONTRACTS for sale. $42,000, $23,000 & $14,000. 11%. 855-2387

362 Real Estate Wanted

ALL CASH FOR HOUSES
Buy-Sell-Rentals
Property Management
Arcade Realty, 569-7000

CASH TODAY
OR
GUARANTEED SALE
Also If In Foreclosure
Or Need Of Repair
Century 21
CASTELLI 525-7900
1990-'91-'92 CENTURION
AWARD WINNING OFFICE

PRIVATE INVESTOR
Purchases houses for cash or terms
Any condition or situation
424-8555

WANTED: CONDO Adams Woods, 3 bedroom, Bloomfield school district, $150-175M cash. P.O. Box 425, Bloomfield Hls., 48013

ATTENTION

ARE YOU

LOOKING?
BUYING?
SELLING?
RENTING?
HIRING?

LOOK WHERE YOUR MARKET IS

Observer & Eccentric Classifieds

CALL TODAY

644-1070
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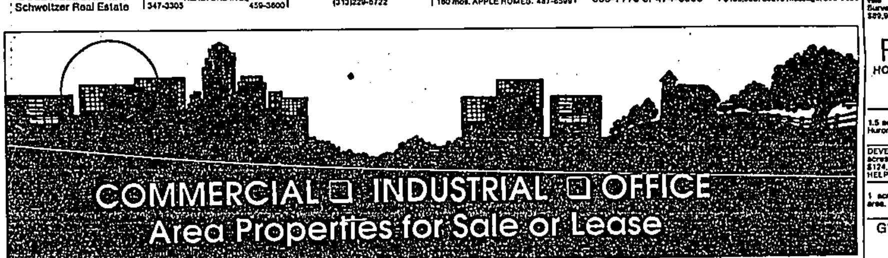

365 Business Opportunities

AMBITIOUS
Entrepreneurs
Become a part of the multi-billion dollar environmental industry. Live the dream of owning your own business with:

- No risk
- No employees
- No overhead
- Unlimited income potential
- Full or part-time

Are you prepared to make a commitment to change your life forever? No more excuses! $6,000 investment required. Serious inquiries only. Send to P.O. Box 82303, Rochester Hills, MI, 48308-2303.

A SOUTHERN printing publishing, business, building, equipment, established clientele. Annual gross $250,000. 313-471-5397

ATTENTION: CATERERS
Looking for working partner. I have building, equipment, need experienced person. Chuck, 563-3330

ATTENTION !!!
Own your own business. Work full or part time with practically no investment. Call, 425-2943

ATTRACTIVE Bloomfield Hills Hair Salon available. 2 manicurists. Call Thurs. thru Wed. 642-6855

AVAILABLE SPACE
For a secretarial service business in an established executive office in W. Bloomfield. 851-8555

Best Pay Phone Routes
Build to 37 sites for $12,375.
Excellent Income. 478-2425

BIRMINGHAM DOWNTOWN - Across from the park quaint office space approx. 2000 sq. ft. also 12,000 sq. ft. of basement space.
Henry Hastings, Broker 540-7555

BOYNE CITY 8 unit apt. building. Central business district. Good rental history. Gross $20,000/year. Lots of potential. Near Boyne Mountain & Lake Charlevoix. $129,000 assumable mortgage. Details call owner. 616-536-2450

CARLETON HARDWARE
great investment! Fully stocked, established hardware business. L/C terms. 3 apts above for an added income. Ask for KAYE-JEAN, Advanced Realty. 676-9800

EXCELLENT ENTREPRENEURAL OPPORTUNITY
For 2 key people looking for financial security. 24 hr. message.
1-800-780-4843

GIANT LIFETIME OPPORTUNITY
Unlimited income & no overhead.
313-486-1043
24 hr. message

PARTY RENTAL BUSINESS - for sale. Complete line of party rentals including china & linens, + disposables. Owner retiring after 17 yrs. Terms. N.W. Shelby Twp. 652-8480

THUMB AREA SDD/SDM licensed party store (only liquor in town), soda fountain. Call after 6pm.
313-387-4122

SUCCESSFUL
Residential real estate business. 30+ salespersons. Highly organized. Excellent Oakland County location. Interested in acquisition of small real estate firm or merging with a larger firm. Write:
Box 226
Observer & Eccentric Newspapers
36251 Schoolcraft Rd.
Livonia MI 48150

365 Business Opportunities

OPTICAL RETAIL STORE
Owner's retiring, priced to sell! Upscale N.W. suburb, strip mall, established 1972. 1200 sq.ft., front location with exam room, complete finish lab, RX records, etc. New 5+5 year lease available. Serious inquiries only. 313-474-5641

WILL TRAIN working partner to make an unlimited income in my business. What if you actually did know what to do? 517-377-2770

366 Ofc.-Bus. Space Sale/Lease

ACROSS SILVERDOME - Victorian house, 1/3 upstairs offices, 200 sq. ft. each, private entrance, paved parking, $100 + utilities. 857-1003

ALTERNATIVE OFFICE
I-275 & 6 MILE

- Full or Part Time Offices
- Conference room available
- Secretarial Service
- Transcription Available
- Fax & Copier Available
- Mastercard/VISA

PREFERRED EXECUTIVE OFFICES
(313) 464-2771
Walk-in's Welcome

ANNOUNCING
Best rates in town. Maple Business Center of Troy. No lease necessary. 227-5000 sq. ft. On Maple near Livernois. From $235 up per mo.
ICI PROPERTY CONSULTANTS
477-2690

ANNOUNCING
executive offices from 150 sq.ft. with complete secretarial services. Short term lease. Prime locations in Novi, Canton, Ann Arbor, & on Macomb County's Golden Corridor. Call International Business Centers. 344-9500

ARCHITECTURAL OFFICE to share, Birmingham, approximately 750 sq. ft., conference room, 3 parking spaces. Available to share Xerox, Fax, printer. $900/mo. 645-0606

BIRMINGHAM
SOUTH ADAMS SQUARE
1 & 3 room office suites available immediately. Rates starting at $12.75/sq. ft. Rent includes air conditioning, heat & janitorial service, telephone answering & secretarial service available. 646-5900

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

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

EXPRESSWAY EXPOSURE
453 sq. FT. at $390/mo. Larger units also available. I-275 X-way.
J.A. BLOCH & CO.
659-7430 or 996-0444

366 Ofc.-Bus. Space Sale/Lease

AVAILABLE OFFICE
In W. Bloomfield, Orchard Lake Rd. Private entrances, 90 to 7000 sq. ft. Also executive offices. 851-8555

CANTON
Single private office space, good parking & location. Negotiable rent. 416-9090

Dearborn Heights
Commercial Office in Dearborn Heights. Great opportunity to start your own business and own your own building. Move right in and begin with 3 separate offices plus secretarial work pool. All updated and decorated in 1988. Land contract and leases or lease option terms. Immediate occupancy. $62,500.
Remerica
HOMETOWN REALTORS
453-0012
REMEMBER REMERICA

DOWNTOWN FARMINGTON Grand River, Farmington Rd. area. Small office suitable for sales rep/property manager $200/mo.gross 474-3511

DOWNTOWN PLYMOUTH
2 suites, 890 and 1160 sq. ft. each. Utilities furnished, excellent parking. 455-7373

FARMINGTON HILLS
2 office spaces available.
800 sq. ft. & 1000 sq.
Call: 477-0189

FARMINGTON
Various sized deluxe offices on Grand River available at bargain rates. Utilities included. 476-2050

HOME OFFICE?
Choice Farmington Hills private offices, all inclusive rents, starting at $175 per month. 477-4477

LIVONIA - FARMINGTON & 5 MILE
3 room suite, $370 per month. 1 room $160. 515 sq.ft. $315. All utilities. In shopping center. 422-2321

LIVONIA - newly remodeled office space, 800sqft. Separate entrance, good parking & location. Includes heat & water, 591-0405

LIVONIA OFFICES
5 Mile & Farmington; Middlebelt & 8 Mile; Middlebelt between 7 & 8. Several 1, 2 & 3 room offices from $150. Conference room, kitchen, copy & fax available. Also, some include phonemail phones.
CALL KEN HALE:
DAYS: 525-2412
EVES: 261-1211

LIVONIA OFFICE SPACE for lease. 1 or 2 room suites on 8 Mile near Farmington Rd. Secretarial & telephone answering service. 476-2442

LIVONIA WEST, SINGLE OFFICES
$200 month includes phone answering, other services available. 464-2960 or 348-5448

MANUFACTURERS REP DELIGHT
Single room offices from $225 including utilities. Ford Rd. & Middlebelt. 422-2490.

DOWNTOWN NORTHVILLE
3 room office suite, approximately 600 sq.ft., second floor, center street view, one of a kind. 422-9232

NOVI - One month free rent. Newly decorated 1,020 sq.ft. suite includes taxes, utilities, janitorial. $875/month. 349-0260

366 Ofc.-Bus. Space Sale/Lease

LIVONIA
Schoolcraft & Middlebelt
Available 575, 700 & 1,600 sq.ft. Easy access to major x-ways, private entrances, ample well-lit parking. Meeting & conference rooms.
421-0770

MILFORD 2000 sq. ft. office space. New, Prime location just off I-96 & Milford Rd. $1,000/mo. 486-4357

NOVI - OFFICE CENTRE
27780 Novi Rd. Best executive office location in Novi. Up to 3750 sq. ft. available, call Bruce Lloyd, Meadowmanagement 348-5400

OFFICE SPACE AVAILABLE to Sub-lease. Private office, 18 X 10 with shared Reception area, kitchen, bathroom and storage area. $600 month, includes basic utilities. For more information, please call. Livonia, 6 Mile & Newburgh area. 464-7377

OFFICE/Storage space. 1,100 sq. ft. Ample parking. $395 per mo. On Grand River near Inkster Rd. 255-7150

PLYMOUTH -Completely remodeled. Private entrance, lots of parking. Up to 4 months FREE rent. 770/1200 sq. ft. $9.35 per sq.ft.455-3232

PLYMOUTH DOWNTOWN - open, spacious, approximatley 1800 sq. ft./can subdivide. Cathedral ceilings, skylights, windows, ceiling fans. Call Deborah for details. 229-7474

PLYMOUTH, Downtown location. 100-200 sq. ft. furnished office space with common reception area, kitchen. Professionally decorated. Convenient location. Available immediately. 451-7510

PLYMOUTH - Main Street, across from park, 2nd floor office space for lease, 2 office suites up to 1100 sq.ft. total. Call 455-0575

PLYMOUTH - On Main Street, 800 sq.ft. includes utilities and outside maintenance, own parking. $800 a month. Call, 455-3593

PLYMOUTH PROFESSIONAL PARK
Ideal location, setting & floor plan for medical or professional use. 860 sq.ft. + full basement. Immediate occupancy. 453-7350

REDFORD TOWNSHIP
24350 Joy Rd.
(Just W. of Telegraph)

OFFICE SUITES AVAILABLE
625 sq.ft. to 1,250 sq.ft.
Rent includes: heat, air conditioning, electricity, underground parking, carpeting & blinds.

CERTIFIED REALTY, INC.
(313) 471-7100

SINGLE OFFICES
Come visit our brand new AFFORDABLE Office Center in Downtown Northville. Short term leases available. MOVE-IN TODAY! Flat low monthly rates - no extras.
Starting at $275 monthly
Call Judy...433-1100

SOUTHFIELD
Northwestern/12 Mile
Small quiet building has 1,000 sq.ft. suite available. Park at front door. Electric & air conditioning free. LET'S TALK. 353-8010

366 Ofc.-Bus. Space Sale/Lease

PREMIER NORTHWESTERN HWY. ADDRESS
Farmington Hills location. Private suites 500 sq. ft. to 5500 sq. ft. Outstanding ammenities. For more information CALL 855-1707

SALES REP'S DREAM
Office space available in W. Bloomfield. Furnished or unfurnished. Includes utilities, free parking, easy access, professional receptionist & secretarial services. 4 Hrs. of secretarial service included in rent. $300-$500. 932-9260

SUITE - rent or lease. Telegraph & Joy, Redford. 700 sq.ft. Ample parking, private entrance, heat & water included, $425/mo. 537-8254

TROY OFFICE SPACE
to share with CPA firm.
15 mile & Livernois
244-9489

W. BLOOMFIELD - 2 office spaces for lease, good location, immediate occupancy, secretarial & telephone answering available. 851-8130

367 Bus.-Prof. Bldgs. Sale/Lease

OFFICE BUILDING for sale or lease. Cash or land contract terms available. Good location next to courthouse. High traffic area in Walled Lake, good location for medical, accounting, legal, professional, etc. (Owner is moving offices). Michael Reeds, owner - broker, 624-4046

PLYMOUTH - MAIN STREET
575 sq.ft - Move-in condition.
Lots of parking. Professional office.
455-2970

5 YEAR OLD office building for sale. 1,000 sq. ft. Great location on main intersection. Street lit sign included. $89,900. Waterford. 673-1268

368 Commercial/ Retail

ABOUT FREE! Start your business from $200/Mo., utilities included, Farmington location. Larger spaces available, up to 1350 sq. ft.477-0157

BIRMINGHAM
SOUTH ADAMS SQ.
Retail - enclosed mall space available, 1300 to 2700 sq. ft. Rates starting at $12/sq. ft. Includes heat & air conditioning 646-5900

BODY SHOP
available with paint booth.
4500 Sq. Ft. in Hazel Park.
$1550/mo. 583-1120

COMMERCE - prime corner, 2200 sq. ft. $900 per month.
Call out of state :703-459-5846

Commercial/Industrial
Telegraph & 9 Mile area. Beautifully maintained. 10,000 sq. ft. Can be used for retail. Great rate!
ICI PROPERTY CONSULTANTS
477-2690

FOR RENT: 20X30, 600 sq.ft. of commercial space. Wayne & Ford Rd., Westland. Call:
721-6827 or 595-8873

NEW 2,803 sq.ft. Maintenance Free Commercial Office Building. 18 & Drake area. Ample parking. $300,000/best. 476-3213

368 Commercial/ Retail

FARMINGTON HILLS RETAIL STORES
10 Mile Road Between Haggerty & Halsted
From 750-2,600 sq.ft.

CERTIFIED REALTY, INC.
(313) 471-7100

OFFICE/STORE for Lease - Newly-decorated, 600 sq.ft., $450/mo. Includes taxes. Coolidge & Catalpa, Berkley. Available now. 268-3929

PLYMOUTH - DOWNTOWN
1370 Sq. Ft. - Great location and parking. Call Deborah for details.
229-7474

PRIME LOCATION
900 sq. ft., 34210 Michigan Ave., Wayne, MI. $470/mo.
Call Curt: 722-4170

REDFORD - 5 Mile/Beech Daly, approximately 700 sq. ft., close to expressways, high traffic area. Air, carpet, panelled, excellent parking. Call Mr. Currier, 522-4266

RETAIL OR OFFICE
The greatest 500 and 900 sq. ft. left in Garden City. Visible to 100,000 cars per day, rear parking, handicap accessable, drop off in front. Ideal for new business. Ford Rd. & Middlebelt. Call 422-4290.

WANTED - SECRETARY OF STATE
Wants to lease 2,500 square feet of ground floor retail office space in Southfield, within the boundries of 12 Mile Road to the North, Lahser Road to the East, 9 Mile Road to the South, and Beech Road to the West. Provision needed for 50 car parking. Contact: Jim LaRoue, Michigan Department of State, Leasing Section, Lansing, MI 48918-1445. Phone: (517) 335-2780. Respond by Wednesday, Feb. 3, 1993.

369 Indust./Warehouse Sale/Lease

ABSOLUTELY OUTSTANDING
EXPRESSWAY EXPOSURE
2400 SQ.FT.
J.A. BLOCH & CO. 659-7430

BUILDING FOR SALE - light industrial, 2200 sq. ft. 8 Mile Rd. Redford. 356-6300

FARMINGTON HILLS - 1200 sq. ft. for lease. Small shop or automotive use. Occupancy Feb. 15, 1993. Call between 7-8 pm. 348-7181

JOY RD. - Westland/Livonia area. Storage space with overhead door for lease. 15x40. 427-8353

LIVONIA - 2500 or 3000 sq.ft. deluxe office/warehouse space. I-96 service drive E. of Merriman. Immediate occupancy. 425-1555

PLYMOUTH/CANTON 1200-3600 sq. ft. office warehouse space w/ overhead door on Joy Rd. Available for 1 yr. lease immediately. 455-3139

370 Income Property

FARMINGTON HILLS
12 unit, tenants pay utilities, gross $71,000. Call eves348-8563