CLASSIFIED REAL ESTATE

326 Condos

Farmington Hills
ORCHARD PLACE CONDO'S
Absolutely beautiful. 2 bedrooms, 2 baths, fireplace, central air, 2 covered parking spots. Pool, tennis courts, exercise room, clubhouse. Reduced to $89,900
FUNK & CO. REALTY, INC. 651-6324

Farmington Hills
BUILDERS CLOSE-OUT LEGENDS OF POTAWATOMI CREEK
Elegant end unit. Private, beautifully landscaped courtyard enhances the appeal of the 1st. floor master suite plus 3 additional bedrooms, gourmet kitchen/sitting room, vaulted greatroom, dining room, 1st. floor laundry, walk-out lower level, much more. Large wooded lot.
Drastically Reduced to $199,900
FUNK & CO. REALTY, INC. 651-6324

FARMINGTON WOODS NEW! NEW! NEW!
DETACHED ranch home with 2 or 3 bedrooms, 2 bath, spacious kitchen, full basement, 2 car attached garage, on treed site. $133,000. Model home at 21542 Ruth, 1 block W. of Orchard Lake, S. off 9 Mile.
OPTIMUM DEVELOPMENT 473-6108

LIVONIA
Desirable first floor end unit, near 8 Mile & Hubbard, all appliances included in this newly decorated 1 bedroom condo with new carpeting. Basement storage area. Heated pool, carport. Immediate possession. $47,900. Agent. 427-8663

LIVONIA - Stunning 2 bedroom townhouse. Basement & carport, all newer appliances included. Mint condition. Low association fee. $79,900. Call Marge or Charlene, Century 21 Hartford North 525-9600

LIVONIA - THE WOODS OPEN SAT. 1-5
18370 University Park Dr. Exceptionally sharp 2 bedroom ranch condo, decorated in neutral tones, fabulous clubhouse with year round heated pool, walking distance to Jacobson's, banks, etc. Convenient to expressways. Come see for yourself. Call
ESTHER BAXTER 439-6626
MAYFAIR 522-6000

LOOKING FOR A CONDO THAT HAS IT ALL? AND JUST REDUCED!
This quiet end unit is for you! Two bedrooms, 2 baths, fireplace in great room, deck access from family room and kitchen, like new appliances, first floor laundry, attached garage, full basement. Enjoy swimming, tennis, clubhouse. $127,000. B-07074
HANNETT, INC. REALTORS 646-6200

NORTHVILLE
AND THE RIGHT PRICE! Move right into this spacious 2 bedroom, 2 bath, neutral and spacious condo. Open floor plan. Eat-in kitchen. Carport, Pool, Clubhouse. $75,500.
SPOTLESS CLEAN!! Two bedroom brick ranch Plymouth Condo. Living and dining room, newly painted. New taupe carpeting, 3-93. Large private basement, carport and parking near. Over 55 community. $78,800.
GENIE DUNN COLDWELL BANKER 416-1226 or 459-6000

NORTHVILLE - Contemporary charmer with a flair. Skylights, sunroom, 2 car garage, fireplace, all highlight this beauty. 21004 Boulder Circle.

NOVI - largest unit in complex, 3 bedrooms, 2½ baths, finished basement, immediate occupancy, a terrific buy at $79,900. Ask for...
John O'Brien REAL ESTATE ONE 348-6430 349-2473

NORTHVILLE - KINGS MILL COOP 3 bedroom townhouse 1½ baths, basement, $62,500 cash sale. Also, 2 bedroom townhouse, move-in condition. $62,500 cash. 349-5570

NORTHVILLE
LAKE VIEW
Excellent location with this 2 bedroom, 1½ bath Townhouse. Featuring family room & fireplace, full basement, large patio, appliances & central air, $78,900.
CALL VINCE SANTONI Century 21 Hartford South 464-6400

NORTHVILLE
RESTYLED
Super floor plan has great room with fireplace & large dining room. 3 bedrooms, 1½ baths, newer appliances, full basement, patio & neutral decor. Across from lake. $89,900.
CALL VINCE SANTONI Century 21 Hartford South 464-6400

NORTHVILLE $289,900
Quality & comfort aren't the only things you'll appreciate in this stunning condo with a fantastic view of the lake in Blue Heron Pointe. This home offers every available upgrade and all the right features. 462-1860
The Prudential Wolfe Realty Independently Owned and Operated

NOVI CONDO IN OLD ORCHARD. 1 bedroom ranch. Excellent condition, finished basement, near clubhouse, new carpeting, all appliances included. $62,500. 669-6420

NOVI CROSSWINDS WEST BEST BUY IN COMPLEX 2 bedroom, 1½ bath townhouse w/ private deck, pond view, gas fireplace & skylights, appliances included, $89,900. BY OWNER 420-3080

Novi
YOUNG PROFESSIONAL/RETIREE
Clean natural ranch condo priced right. Your opportunity to own a 2 bedroom, 1 bath ranch, 1 car attached garage, first floor laundry. Immediate occupancy. $69,900. Call MIKE HYOT
CENTURY 21 ROW 464-7111

GREAT FLOOR PLAN
Move in condition describes this 2 bedroom townhouse in excellent Plymouth location featuring finished basement with half bath and attached garage with direct access. Asking $92,900. Owner will look at offers!!
ASK FOR GEORGE AT 478-3400 ERA FIRST FEDERAL REALTY

NOVI OAKRIDGE PLACE LAST UNIT!!!
Builders model for sale. Exciting multi-level condo with sunken living room, balcony formal dining room, penthouse master suite, separate level bedrooms, 2½ baths, attached garage, finished rec room, loaded with options. (Valued at $134,900) Priced to sell at $124,900. Located on Haggerty Rd., just N. of 9 Mile. Open Sat. & Sun. 1-6 or by appt. 347-1122 or 264-6234

NOVI PLACE CONDO'S
$2,700 DOWN
NEW, 2 bedroom, 2½ bath townhouses with full basements and garages. Approx. 1,250 sq.ft.. Exciting floor plans. Priced from $99,900. Only 16 unit complex with 13 remaining to be sold. Spring occupancy. $500 reserves (fully refundable). Select your site now! Info available at our Oakridge Condo's, Haggerty, just N. of 9 Mile. Open Sat. & Sun. 1-6pm. 264-6234 or 347-1122

DOWNTOWN PLYMOUTH - 8 remaining, your choice. Spacious 2 bedroom, 2 bath, laundry, central air, fireplace, all on one floor. Approximately 1500 sq. ft. Heated garage. $99,000. O'LEARY REAL ESTATE, 453-1930

PLYMOUTH TWP. END UNIT. Great view. 2 bedroom, 2 bath Ranch, 2 car garage, $142,900. Call for more details. 455-5029

PLYMOUTH - Wow! You can afford Plymouth! Just reduced 2 bedroom, 1½ baths, basement & attached garage. Oak trim throughout and all appliances included! Even a home warranty! You can't go wrong with this lovely home, built in 1987. $89,900.

NOVI - Sparkling unit with many updates! 2 bedrooms, 2½ baths, finished basement and garage are just a few features of this lovely home. Low association dues, great location! Appliances & home warranty included! $96,900. Call...
Doug or Judy Courtney
Remerica HOMETOWN REALTORS 420-3400 REMEMBER REMERICA

PLYMOUTH - 2 bedroom, 1st floor unit, seller motivated, shows well. $59,900 HELP-U-SELL of NWWC 454-9535

PRICED right is this 2 bedroom ranch end unit in "The Winds" complex. Natural fireplace in living room, formal dining room, large open basement. Carport close by. Wood deck, patio w/southern exposure faces quiet courtyard. All this and much more for only $69,500! (KW0018). First ad, you be the first to call.
KEN W. AT THE MICHIGAN GROUP REALTORS INC. 459-3600

ROCHESTER HILLS! Move right in! 1,200 square feet. 2 bedrooms, 1½ baths, balcony, view! $68,900 HELP-U-SELL of South Oakland 541-0700

SOUTHFIELD CONDO
Immaculate 2 bedroom, 2 bath, first floor ranch, close to shopping and expressways. $54,900.
ALAN MALISOW, 569-4903 RALPH MANUEL, 647-7100

SOUTHFIELD - Immaculate 2 bedroom, 2 bath, 1st floor ranch condo. ALAN MALISOW, RALPH MANUEL 851-6900, 569-4903

SOUTHFIELD, 2 bedroom, 2 bath, all new carpet & tile. Private entrance. Great location. Very reasonable. Tracy after 5 PM. 357-1165

SOUTHFIELD- 2 bedroom, 1 bath condo on 1st floor, move-in condition. $57,000. HMA REALTORS. 353-7170

SOUTH LYON AREA - Adult community, 55 years & older. 2 bedrooms, 2 baths, kitchen appliances, window treatments, textured ceiling, wallpaper, extra cabinets-kitchen & bath, finished basement, storm windows, enclosed patio and garage door opener, $82,900. 437-7167

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

TROY MARCH BONUS
Negotiate your best offer for this 2 bedroom, 2 story foyer condo, updated kitchen + 1 car garage in Northville Hills. Sellers will pay 6 months association fee. $94,500. Ask for Kathy or Carole.
CHAMBERLAIN REALTORS. 641-1860

Troy
Spacious, Tastefully Decorated Large master bedroom with two closets and ceiling fan. 2nd bedroom with vanity sink and walk-in closet. Basement. Fireplace. Patio with BBQ. Pool, clubhouse, tennis courts. $82,500
WEIR, MANUEL, SNYDER & RANKE 689-7300

WABEEK CONDO
Contemporary 3-4 bedroom, 3 bath end unit with golf course view, open floor plan, walk-out on all levels, library, and more! See it today! $250,000

TO SETTLE ESTATE
Fabulous 3 bedroom, 2.5 bath end unit with lake view from master suite. All appliances included. Seller motivated, call today - $179,900.
ERA RYMAL SYMES 851-9770

WESTLAND'S BEST VALUE
WARNER FARMS CONDOMINIUMS
New 2-story townhomes-2 bedrooms, 1½ baths, decks, full basements and attached garages on premium sites overlooking creek and woods at unbeatable pre-construction prices as low as
$76,900
Model on Hix, 700 ft. S of Ford OPEN SAT. & SUN. 1-5pm
Re/Max Foremost, Inc. 473-6200

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

TROY - spacious condo, 2 bedrooms neutral townhouse, attached garage, 1½ bath, $83,500. By owner. Open Sun. 1-6. 952-5436

WALLED LAKE - private upper ranch condo has ideal amenities including 2 nice size bedrooms, attached garage, formica kitchen, cathedral ceilings, lake privileges, and move-in decor. Asking $68,900. (DO-15).
CALL STEVE CASH THE MICHIGAN GROUP REALTORS INC. 851-4100 BEEPER 803-7442

WESTLAND - CASTLEWOODS
BUILDER CLOSE-OUT
$2400 DOWN
• 2 - 2 bedroom, 2 bath ranch with library, garage, 1,250 sq.ft., $80,900.
• 1 - 2 bedroom, 2½ bath Townhouse, full basement, garage, 1,370 sq.ft., $86,900.
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 - OPEN SUN. 1-5. 7450 N. Kingston. Livonia schools, like new, 2 large bedrooms, huge deck, garage. $69,900 HELP-U-SELL of NWWC 454-9535

WESTLAND - WHY RENT? Mint condition, 2 bedroom, 2 bath, appliances, close to Westland shopping center, pool, clubhouse, Livonia schools, NEGOTIABLE $49,900 CARY TOWNE Century 21 Hartford South 464-6400

W. BLOOMFIELD - Lovely professionally decorated townhouse in prime area. 2 car garage, rec room, 2½ bath, fireplace & deck. $115,900. 661-9093

W. BLOOMFIELD - Spacious upper ranch. 2 bedrooms, 2 baths, air, fireplace, laundry, basement, attached garage, private entry. $97,000. Until 11pm, 737-3918

W. BLOOMFIELD - Greenpointe Condominiums, beautiful 2 bedroom, 2½ bath townhouse, quality throughout, fireplace, air, 2 car garage, skylights, finished basement with wet bar, $119,500. 788-6101

W. BLOOMFIELD - Contemporary condo, built 1991, 2300 sq.ft. 3 bedroom, 2.5 bath, cathedral ceiling, skylights, fireplace, loft, attached 2 car garage, full basement & deck. Asking $140,000. 932-1421

W. BLOOMFIELD TOWNHOUSE Open Sun. 1-4pm. Beautiful 2 bedroom, 2½ bath, finished basement, 2 car garage. This one is a "10"! Take Greenfarm off 14 to 7471 Sheffield or call Todd or Barbera. CENTURY 21 TODAY 855-2000

327 New Home Builders

ANN ARBOR/SALINE area - 1482 Maplewood Farm, off Maple Rd. & N. of Saline Highschool. 2 models to choose from. Immediate occupancy. 3 bedrooms, 2½ baths, 2 car attached garage, high efficiency air & water heater. Sodded front & back yard. Open Sat. & Sun. 1-5. Call for appointment 722-9053

BUILDER'S CLOSEOUT!
Several lots available. Colonials, Ranches & Cape Cods. South Lyon/Green Oak area at 12 Mile & Milford Rds. Pricing starting in the low $100,000's.
APPEL HOMES 313-486-1211

CUSTOM DESIGNED HOME Built on your lot. 1800 sq. ft. for $35,000 plus interior finishing. 669-3232

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

NEW HOMES - Oxford Township. Acre plus lots. Access to 2 lakes. Model under construction. Winner Homes Inc. 352-1789 or 541-7517

328 Duplexes Townhouses

NORTHVILLE-KINGS MILL CO-OP, 3 bedrooms, 1½ baths, central air, ceramic tile foyer, finished basement, $62,000 cash. 349-3785

W BLOOMFIELD - Exceptional townhouse 2/3 bedroom, 2 story, huge master suite, 2½ baths, tile floors, central air/heat, custom cabinets. 2½ car garage. $125,000. Mr. Davidson 967-4245

330 Apartments For Sale

TAX CREDITS on new suburban apts. 2 to 126 units. IRS pays 85% of purchase price. Fantastic return for corps or individuals. 313-895-9665

332 Mobile Homes For Sale

BUY FOR LESS
MUCH LESS
WONDERLAND HOMES Michigan Ave. at Belleville Rd. 397-2330

CANTON - 1978, 14x70, 3 bedrooms, fireplace, tip out living room, bathroom just remodeled, can stay in park, must sell. $7,000/best. After 5. 397-3384

CANTON - 1979, 14x70, very nice, 2 bedrooms, 2 baths, all appliances, $6900. Must sell. 495-1882

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.
MARCH LOT RENT SPECIAL ON NEW MODELS
3 YR LEASE
$99 1ST YR
$199 2ND YR
$299 3RD YR
Sales Office 313-684-4796 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. 313-684-4796
SPECIAL PROMOTION $99 SECURITY DEPOSIT
Save up to $454 Ends soon - Call now!

FARMINGTON HILLS - Quiet park. 2 bedroom, 1 bath, appliances, carpet. $3900. Owner financing available. Immediate occupancy. Call: 474-2131

FARMINGTON Hills - nice quiet senior park. Shannon - 14x70ft, 3 bedroom 1½ baths, central air, awning, deck, shed, excellent 474-3386

HAMPTON - 14x70ft., Canton, 2 bedroom, 2 baths, excellent condition. Must see. $7900 with lot special or best offer. 397-6488

HIGHLAND HILLS ESTATES
Novi/Farmington Area
Quality Homes has a few pre-owned homes left for sale. Priced from $15,900.
QUALITY HOMES Call Joanne 474-0320 or 474-0333

KENSINGTON PLACE
MOBILE HOME COMMUNITY WELCOMES YOU
to stop in and see our affordable homes, starting at $4,000. Singles and double wides. Low down payment and low closing costs. Enjoy a beautiful setting overlooking Kent Lake
• Spacious clubhouse
• Heated pool
• Laundry facility
• RV storage
• Across Kensington Metro Park
• 5 minutes from 12 Oaks Mall
(313) 437-1703
For information on homes & financing call Connie Mikulen at Quality Homes. (313) 437-2039. Located in Community Clubhouse. (I-96 and Kent Lake Rd. on Grand River Ave)

NOVI, COZY TWO BEDROOM 1 bath, expando, shed, appliances, air, low lot rent. Good condition. $11,500. 422-1479

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.

NOVI - 12 Mile & Haggerty, 12 x 60 Buddy, 2 bedroom includes stove, refrigerator, washer/dryer & dishwasher. Only $7500. 344-1865

PLYMOUTH SCHOOLS 11 gorgeous homes. 2 & 3 bedroom. Low down easy payments. APPLE HOMES. 487-8599

REDUCED TO $9800 Must sell, newly decorated, ready to move-in. Located in Canton. Call Linda, Mon-Fri. 8-6pm. 589-3340

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

WHITE LAKE - 12X60 with 2 sheds, new skirting, semi-private lot. Must sell due to relocation. $8000 or best offer. 889-2951

333 Northern Property For Sale

AFFORDABLE WIXOM LAKE/GLADWIN COUNTY
Family Resort/Investment
Look at this! 4 homes on a peninsula that's all yours with 2.5 acres and 1300 ft. of waterfront. Homes need some work, owner says to sell. $99,900
REALTY WORLD MAXCESS 517-435-3500

CANADIAN LAKES 2 lots, 1 on lake Near Mt. Pleasant Terms. 380-1068

CENTRAL MICHIGAN CANADIAN LAKES
LAKE FRONT.
Blue ribbon award winner - 3 bedroom, 2 bath, 2 car garage. Located on a sandy beach on all sports lake. $129,900.
COLDWELL BANKER Lakes Realty 2220 100th Avenue Stanwood, MI 49346 (616)972-8300

CHARLEVOIX
AND SURROUNDING AREAS VACATION HOME RENTALS
Enjoy selling the Great Lakes and all the activities Northern Michigan has to offer in private settings of waterfront homes and condominiums.
Weekly, summer rentals 616-547-4501

GAYLORD AREA
BIG LAKE PROPERTY - Warm & cozy, secluded but close to Gaylord. Cathedral ceilings, loft, wood burning stove & decking add to this home's value.
SUMMITRIDGE CONDO - adjacent to the Otsego Ski Club, over 1500sqft. fully furnished.
Call your Northern Michigan Real Estate Connection, Jen Colani, RE/MAX GAYLORD. 517-732-8451

GAYLORD - Custom built home on 20 wooded acres with lake interest. Next to Gaylord Country Club. Exceptional property! $109,900.
6 bedroom home in prestigious family neighborhood. Currently licensed & operating day care. Only $129,900.
Cozy chalet on 2 lakefront lots. Just like new & only $69,900!
Beautiful 4 bedroom close to several lakes & Michaywe Resort. Asking $81,000.
2 homes on 27 acres (1 with phenomenal view!) The original Otsego Ski Club. Reduced to $210,000.
VERY MOTIVATED SELLERS!! Call Mary Luzenski at Prudential Glasser Real Estate (800) 333-9707

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 $80's.
Real Estate One of Oscoda 5125 N. US 23 Oscoda, MI 48750 1-800-645-7185
or
Real Estate One of Tawas 648 S. Lake Street Tawas City, MI 48764-0358 1-800-645-7186

SUPERB SUNSETS & direct waterfront tool Traverse/Lelanau area, well maintained 3 bedroom/2½ bath, quality year-round home. 1580 sq. ft. w/full walkout basement. $253,000. Patty Dugal at Prudential Properties North, Inc. 616-947-1900 or 616-228-5102

TRAVERSE CITY, MI
SPACIOUS CONTEMPORARY home on 100' East Bay sugar sand beach. Home features gourmet kitchen w/island, oak cabinets & all the extras. Great room w/fieldstone fireplace, wet bar, cathedral ceiling and sliding door to deck. Master bedroom suite with fireplace, whirlpool tub and skylight. Sunset views. $359,900.
Call or write, CHUCK GEER, Coldwell Banker Schmidt Realtors, P O Box 1829, Traverse City, MI 49685-1829 616-929-1770 616-947-8183

UP NORTH FEELING
Pierce Road, Stanwood MI
10 acres, 3 bedroom, double wide, 2 baths, many small trees & bushes. Workshop with loft. $64,000
"A Wonderful Weekend Retreat"
EAGLE REALTY: 616-823-2082 Call Liz at: 616-972-2179

335 Time Share For Sale

HELP! RCI 1 red week, sleeps 6, 2 bedroom, deeded ownership, must sell, full price, $2800. 702-361-3031

HILTON HEAD Island, S.C. Sea Pines Plantation, Monarch complex, Magnolia Bldg. 3rd floor, Unit #3533, week #43 (prime time). Faces court yard, ocean & across from club house on ocean & Sea Marsh golf courses. $10,900. Call: (313)522-1313

336 Southern Property

FT. MEYERS, FL. 1 bedroom condo, 1st floor, 4 miles to Sanibel Island & Ft. Meyers beach. Heated swimming pool, tennis courts, washer & dryer, stove, refrigerator, dishwasher, carpeted. Very clean area. $43,500. 979-7920 or 626-4865

HUTCHINSON ISLAND, FL - Oceanfront condo. 2 bedrooms, 2 bath, pool, sauna, laundry, security. SE corner, $119,000. 628-8501

South Carolina, Lake Keowee, Foothills of Blue Ridge Mountains. Beautiful lakefront lots & homes. Coldwell Banker, Don Kroeger, 803-882-8217

SOUTH CAROLINA-Golf course lot on beautiful Edisto Island. Community of beautiful homes. Pool, beach & boating. Best buy ever at $28,500. Call Jim Kenton, Century 21. (803)869-3163

338 Country Homes For Sale

SALEM TWP.
Country living at its best! This custom built Tudor colonial is situated on a well manicured 2.2 acres. Many quality features. Florida room and extra garage. Call today. $179,900. Ask for
JEANNINE DUNN, 416-1225 COLDWELL BANKER, 459-6000

339 Lots and Acreage For Sale

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

BLOOMFIELD TOWNSHIP - Bloomcrest St. near Long Lake & Squirrel. Wooded walkout, water & sewer at street. Recent soil boring & topo survey. Approximately 162x230ft. $135,000. 645-1133

BLOOMFIELD - Building sites available. Builders or individuals. Lone Pine - Telegraph Road area. Call Herb Lawson, Inc. (313) 737-0800.

BLOOMFIELD HILLS
Wooded lot with stream on cul-de-sac. Call Mon-Fri. 8am-6pm. 932-1060

BLOOMFIELD HILLS - 2+ acre site, backing to a pond, Quarton/Franklin Rd. area. Birmingham schools, $169,900. 352-3996

BRIGHTON, 1 acre horse sites, wooded, ravines, improved, deed restrictions, from $43,000-$52,500. Financing. Owner. 916-489-0503

DEERFIELD TWP. - Hartland schools, 10.3 acre, pond, wooded. HELP-U-SELL of NWWC 454-9535

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

DEXTER, MICH - 10.1 acres, 8 miles west of Ann Arbor, off I-94. Many building options. $58,000. Land contract possible. 313-426-2241

EXCLUSIVE, architectural custom home sites in Oakland Twp., 3-5 acre parcels, $165,000-$250,000. 656-6666

FULLY DEVELOPED 60x120 lot In beautiful W. Bloomfield Ridge sub. LOC. ¼ mile W. of Green Lake Rd., off Commerce Rd. $49,990. By owner. 356-0265

IRISH HILLS - 18 acres prime building site. Partially wooded, creek, perked & surveyed in 1992. Clinton schools. $63,000. 313-439-8566

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-99677
HANNETT, INC. REALTORS 646-6200

LIVONIA
Premium N. W. Livonia location, 2 blocks N. of 7 Mile, W. of Newburgh, on St. Martins. Watch the deer from your backyard, premium wooded ½ acre lots. $80,000 each or build to suit, terms available. HURLEY HOMES, INC. 442-7700

LIVONIA
Three - ½ acre lots, all utilities, $39,900 each. One lot 55x192, all utilities, $24,900. 426-3879

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

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

NORTHVILLE TWP.
ATTN: BUILDERS/DEVELOPERS
20 rolling acres potential for small sub or estate. Reasonable. (313) 348-2653 between 9-5

NORTH WEST BLOOMFIELD LOTS Paved, sewer and water, newer sub. Walkouts available. $49,500 to $67,000.
NEW SUB IN COMMERCE offering 11 rolling homesites. Extra wide lots. Paved street. 1/2 to 1 acre. LC terms. From $49,900.
LAST LOT! Beautiful 1 acre wooded lot in Commerce. 197 x 222. Perc approved. LC terms. Asking only $40,900.
Call GEORGE BROWN Max Broock, Inc. (313) 855-0936

Lots for Sale
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: 486-6792
EAGLE LAND DEV. 229-5724

MUST SELL
Gorgeous large wooded lot. Bloomfield Hills Schools. Walkout. Call Steve Zimberg CENTURY 21 TODAY 855-2000

NOVI - RIVERBRIDGE
★ • Fully Improved Homesites
• Only a Few Left!
• Top Rated Novi Schools
• For Builders & Individuals
• Terms Available
North off Eight Mile Road East of Novi Road. Call Judy Baker at (313) 737-0802.
WINDHAM REALTY GROUP, INC.

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

S. LYON - Griswold Rd. 1/4 mile N. of 8 Mile. Five - 2-4 acre sites, private rd. Perced. Call 9am-1pm 313-277-6378

TROY - NORTHEAST
Some wooded lots. Minutes from Chrysler Tech. Call Days... For information. 879-1541

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

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

W. BLOOMFIELD - large lot 125x120. Pleasant Lake Highlands. Some trees, sewer, lake privileges for property owners. $47,000. O'LEARY REAL ESTATE 453-1930

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.
Cortin Company, REALTORS 313-665-4800

US 23 & N TERRITORIAL AREA Several wooded rolling perked parcels. Exceptionally priced. Owner/Broker/Builder. 663-4986

WANTED:
Vacant lots under $30,000
ARBOR BUILDING CO.
(313)349-0529

WEST BLOOMFIELD
Wooded lots for sale. New subdivision. Sewer, water, W. Bloomfield schools. For builders and individuals. Buy direct from Developer-Broker, Land Contract terms available. For information call Tom 737-2244

W. BLOOMFIELD - Upper Straits. All sports. Privileges & boat facilities. Corner lot. Approximately ¼ acre. W. Bloomfield Schools. Fabulous price & land contract terms. $87,900. VA-VL.

THREE SUITABLE LOTS - for walk-out sights in this prestigious W. Bloomfield sub. City water, sewer, paved roads, Generous terms. Will build to suite or bring your builder. GR-52VL.

ON THE WATERFRONT - walk to downtown Walled Lake. Enjoy your own piece of non public access lake. Priced to sell at $69,900. WA-VL..

THE MICHIGAN GROUP Realtors, Inc. 851-4100

62 ACRES near Gregory, ¾ farmland & ¼ wooded, seller negotiable. HELP-U-SELL of NWWC 425-6881

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A SMALL residential cleaning service. Serving Farmington Hills & W. Bloomfield. Regular clientele waiting. 553-7550

ATTENTION - Direct Sales/Distributors/MLMer's, full/part time, we offer the ultimate long distance marketing opportunity. Realistic high yearly income, highest industry commissions, highest lifetime residuals, complete training. 3 mo. old ground level company. Don't miss out. Free seminars. For reservations call: 313-898-9206

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Build to 37 sites for $12,375. Excellent income. 476-2425

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COUNTRY PARTY STORE/MARKET
$107,900
Super deal on business opportunity with excellent gross. Clean, modern full line convenience market in growing area near Plymouth. (10778) For details please call, Sal Park, Michigan Group Livingston, 313-227-4600 Ext. 244.

DREAMS
do come true. Be your own boss; make your own hours. National marketing company expanding locally. Seeking sales trainers & marketing directors - full training. $3K-5K/mo. Call: 953-1794

DUE TO ILLNESS, need to sell established video store, well known in community. Excellent location with room for growth. Serious buyers only. Respond to: P. O. Box 806, Garden City, MI., 48136-0806.

ESTABLISHED service garage, up to 3 vehicles, equipment. Business requires desire. Mechanics in management will stay for transition. Owners will provide attorney & paperwork for sale. Present incorporate have 2 other businesses & our streched to the limit. Call Rich Kanges.
One Way Realty 473-5500

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Dynamic medical management software company with proven track record positioned for immediate national expansion is seeking a systems oriented working partner with developed marketing strategies specifically designed to attract medical professional consumers. Respond in full in confidence; willing to consider all options - Box 564: Observer & Eccentric Newspapers 36251 Schoolcraft Rd. Livonia MI 48150

$25,000 needed to help with remodeling 2 Bloomfield Hills luxury homes. Money needed from 6-12 mos. Will pay the very highest legal interest. Call David, 313 335-1377

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For 2 key people looking for financial security. 24 hr. message. 1-800-760-4843

INTERIOR PLANT MAINTENANCE Route for sale. 647-5448

MEDICAL BILLING- Do electronic insurance claims processing from home or office PART-TIME or FULL-TIME. Company trained, initial capital required $6996 plus PC. Advertised in Time, Newsweek, Sports Illustrated, Nations Business, Financial World, Kipplinger, Money, Fortune, US News. For more information by mail call. (803) 720-7340. (24 hrs), 7 days a week.

PARTY STORE
With pizza. W. Wayne Cty. Liquor & Lotto. Gross $12,000/wk. 259-0186

TEACH EMPOWERMENT
Learn to empower people and earn $100,000. Serious inquiries only. Call before March 24, 1993 1-800-743-6940

VENDING ROUTE FOR SALE 7 machines on location, earn extra income, profitable earnings. Reasonable price. 425-9896

WANTED - Stock car racing enthusiast to sponsor entry level racer. Call Tom 588-0732

366 Ofc.-Bus. Space Sale/Lease

ALTERNATIVE OFFICE
I-275 & 8 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

AVAILABLE OFFICE In W. Bloomfield, Orchard Lake Rd. Private entrances, 90 to 7000 sq. ft. Also executive offices. 851-6333

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

BIRMINGHAM
Suites of 2800 sq. ft., or smaller available, Will alter to suit. 14 Mile & Pierce. Ideal for engineering, professional or reps. Private entrance. Plenty of parking. 528-1488

BLOOMFIELD HILLS up to 1800 sq. ft. available in charming historic building, fully modernized, superbly located at the corner of Woodward & Lone Pine Rds., baseboard telephone & HVAC, parklike setting. Call. 644-6440

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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 626-0590

ANNOUNCING
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BIRMINGHAM OFFICE SPACE Parking, corner site with high visibility. Call Carol or Dana: 642-8100

BIRMINGHAM, 2 first floor window offices, each 10x13. Office support available. Non smoker, great location, parking. $350/mo. each, Call Kathy, at: 642-3554

BIRMINGHAM-3 office suite, 700 sq.ft. Fax, Xerox, phone system, furniture available. $475/mo. Includes all. Ample parking. 642-6330

BLOOMFIELD HILLS (Birmingham area). Beautiful but reasonable 12x15 executive office with secretarial space, library, fax & copier, phones & phone answering, kitchen & FREE parking. 258-6070

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

DOWNTOWN BIRMINGHAM Unique office space, 1,130 sq.ft. w/ on-site parking, newer building, $1,800/mo gross. 433-6424 Weir, Manuel, Snyder & Ranke, Inc.

DOWNTOWN PLYMOUTH 2 suites, 890 and 1180 sq. ft. each. Utilities furnished, excellent parking. 455-7373

DOWNTOWN PLYMOUTH - Perfect 150 sq. ft. office, all amenities. Call Deborah for details. 229-7474

EXPRESSWAY EXPOSURE 455 sq. FT. at $390/mo. Larger units also available. I-275 X-way. J.A.BLOCH & CO. 559-7430 or 996-0444

LIVONIA PAVILION
★ Full service office space to rent. All utilities included. Starting at $200/mo. Suites finished to suit. On-site restaurant & management. Free conference room. Across from Livonia Mall. Brokers protected. Syd 478-4632

LIVONIA Buckingham Office Park
Now leasing Phase III
• 1200-14,000 sq.ft.
• Conference, Meeting and Exercise Rooms
• Quality Design and Buildouts
• Individual Entrances, Heating and Air Conditioning
• Ample Well-lit Parking
• Next to Chi-Chi's, Olive Garden and Comfort Inn
Schoolcraft & Middlebelt 421-0770

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

FARMINGTON HILLS Nice office space, furnished or unfurnished, $150-$250. Chuck, 488-0211

LIVONIA - FARMINGTON & 8 MILE 3 room suite newly decorated, all utilities, $350 per month. 422-2321

LIVONIA - Farmington Rd. near 6 Mi. Free rent, 700-1000 sq. ft. Medical or general office. Very reasonable. Call Mr. Lubnik 644-7395

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

LIVONIA OFFICE SPACE for lease, 1 or 2 room suites on 5 Mile near Farmington Rd. Secretarial & telephone answering service. 478-2442

LIVONIA- Office space for lease, just off Jeffries Freeway in attractive building. Call. 261-0130

LIVONIA WEST, SINGLE OFFICES $200 a month includes phone answering, other services available. 464-2660 or 349-5449

LIVONIA - 5 MILE & LEVAN AREA 700 sq. ft. Newly remodeled. Suitable for small business. 591-0404

DOWNTOWN NORTHVILLE 3 room office suite, approximately 800 sq.ft., second floor, center street view, one of a kind. 422-8232

NOVI - OFFICE CENTRE 27780 Novi Rd. Best executive office location in Novi. Up to 1500 sq. ft. available, call Bruce Lloyd, Meadowmanagement 348-6400

PLYMOUTH PROFESSIONAL PARK Ideal location, setting & floor plan for medical or professional use. 800 sq.ft. + full basement. Immediate occupancy. 453-2350

ROYAL OAK OFFICE SPACE for lease. Campbell & 12 mile near I-75 & 696. 4 room suite, 900sqft., separate entrance, heat & air. Utilities/cleaning included. Ample parking. Days 546-3717: Eves 646-8487

TROY - 2200 sq ft. office space, includes individual office plus 2 large rooms. Great location on main road and good parking. Competitively priced, will split. 585-4240

OFFICE FOR RENT 14 Mile and Main 800 sq. ft. $530 per month. Days 435-0404 Eves 362-3018

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

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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.
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SMALL SUITES
500-700-900-1200 SQ. FT.
BLOOMFIELD HILLS
Woodward at Square Lake-Medical
Inkster at Maple Rd.-General Office
TROY
Crooks Rd.-S. Blvd.-Office & Retail
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Flexible lease terms & competitive rates.
Schenden/Straith Group 332-5115

368 Commercial/Retail

BIRMINGHAM - Downtown. Prime retail space for lease. Approx. 1,500 sq.ft.+ basement storage. 141 W. Maple. Call James Hunter 222-3716

Commercial/Industrial
Telegraph & 9 Mile area. Beautifully maintained. 10,000 sq. ft. Can be used for retail. Great rate! ICI PROPERTY CONSULTANTS 626-0590

FARMINGTON HILLS RETAIL STORES
10 Mile Road Between Haggerty & Halsted From 750-2,600 sq.ft.
CERTIFIED REALTY, INC. (313) 471-7100

RETAIL OR OFFICE The greatest 800 and 900 sq. ft. left in Garden City. Visible to 100,000 cars per day, rear parking, handicap accessible, drop off in front. Ideal for new business. Ford Rd. & Middlebelt. Call 422-4280.

PHARMACY FOR RENT 90 days FREE rent. Can do over 150 RX per day. Inside former large drug store chain, no other pharmacy near by, corner of 2 major streets, Detroit. Excellent lease terms available, only needs inventory, Call Jeff 922-1980

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

COMMERCE - prime corner, 2200 sq. ft. $1000 per month. Call out of state 703-459-5546

LIVONIA 8096 MIDDLEBELT For lease, 1920 sq. ft. Owner 788-0963

OAK PARK 10,000 sq. ft. Commercial/Industrial building. Office, warehouse, fenced area. Half occupied. Must sell or lease. Call Steve Zimberg CENTURY 21 TODAY 855-2000

OFFICE/WAREHOUSE Walled Lake 1000 sq.ft. $400 per month. Sanbreen Company. 313 647-3250

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

TROY - On Rochester Rd. Commercial building. 1700sqft., Shopping center, reasonable. 373-6968 373-8251

369 Indust./Warehouse Sale/Lease

ABSOLUTELY OUTSTANDING EXPRESSWAY EXPOSURE
2400 SQ.FT.
J.A. BLOCH & CO. 559-7430

BIRMINGHAM Industrial Building For Lease 7800 sq. ft. with attached 8 bay garage, raised loading dock, A/C, fluorescent in office area & parking. Very reasonable. 557-0770

FARMINGTON 5600 sq.ft free-standing building, 18 ft ceiling, grade level doors, bus duct, 1 ton cranes. 471-0577

5 Mos. Free Rent
(excluding triple net charges)
Office & Warehouse Units for lease in Canton. 580 sq.ft., 2100 sq.ft., 4200 sq.ft., 8500 sq.ft., 8600 sq.ft., 11,000 sq.ft., w/overhead doors. Secretarial services available.
IMMEDIATE OCCUPANCY
For more info call: Mon.-Fri. 8am-5pm: 454-2460 Eves./Weekends: 348-1833

372 Invest. Property

INVESTMENT
Investor must sell this Livonia 3 bedroom home on almost an acre. Live in or rent out. Currently being rented for $530 month. Either way it's a money-maker. $67,900.
MARY MCLEOD CENTURY 21 ROW 464-7111