332 Mobile Homes For Sale

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!

FOUR BEDROOM 2 BATH HOME - $27,495.
Available only at: CENTRAL OUTLET HOMES, INC. 8705 Belleville Rd. Open 7 days. 1-800-432-2525

MOBILE HOME 1989, Victorian like, new Novi park, pool & clubhouse, air conditioned, mini blinds throughout, appliances. $29,900 or best offer. 624-5544 or 477-2745

NORTHVILLE/S LYON
Perfect starter, 2 bedroom. Move in condition. Lots of storage. All appliances, $5300/best. 313-437-8713

Novi/Farmington Area
HIGHLAND HILLS ESTATES
We have a nice selection of mobile homes. 2 & 3 bedrooms, 2 baths, appliances, a/c, some with lap & shingle. Many with over 1,200 sq.ft. living space, porches, decks, & more! Priced from $15,900 to $38,900.
Call Joanne
QUALITY HOMES
474-0320 or 474-0333

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.

REPO, REPO, REPO
Excellent terms on pre-owned homes. No reasonable offer refused. Hometown USA. 595-0006

SIX MONTH FREE LOT RENT
with purchase of any NEW home in stock during month of May 1993. CENTRAL OUTLET HOMES, INC. Open 7 Days 1-800-432-2525
Void with any other offer.

332 Mobile Homes For Sale

PARKWOOD 1978 - 14 X 70, 2 bedrooms, 1 bath, central air, fireplace, appliances. Divorce forces sale. $8500/best offer. 495-1511

PLYMOUTH AREA
Super clean 3 bedroom w/all extras. 1991 double wide, skylights, huge living room. Apple Homes. 487-8589

PLYMOUTH - Clean, quality Skyline. Treed lot. 2 bedroom w/deck, fireplace, island kitchen, bay windows, ceiling fans. $12,500. At: 453-5063

PLYMOUTH HILLS: 1984 2 bedroom, 1½ bath, 14x65 with shed. Asking $15,000/best. Call Kathy after 7pm. 313-455-3148

SHELBY WEST-24x56, central air, 3 bedrooms, 2 baths, garden tub, 10x10 shed, $41,900. $1500 rebate or 6 mos. free rent. 254-9097

TAKE ADVANTAGE
Of our 1992 model clearance sale. Only a few left. Financing available. Call Hometown USA 595-0006

WHY RENT WHEN YOU CAN OWN? 1989 home, 14x72, shingled roof, vinyl sided, 2 bedrooms, 2 full baths, island kitchen. All GE appliances stay. Large lot, Plymouth Schools. Must sell. $18,900 or best. 455-0107

WIXOM - OPEN SAT. & SUN.
Immaculate 14' Vindale, new carpet, many extras, prime lot. Must sell. Days 685-8105 Eves 437-7565

333 Northern Property For Sale

AFFORDABLE WIXOM LAKE GLADWIN COUNTY
Family Resort/Investment
Look at this! 4 homes on a peninsula that's all your with 2.5 acres and 1300 ft. of waterfront. Homes need some work, owner needs to sell. $89,900. L/C terms available.
REALTY WORLD MAXCESS 517-435-3500

CENTRAL MICHIGAN
CANADIAN LAKES
YEAR ROUND RANCH
Energy efficient 10" walls, 2 bedrooms, bath, utility, 2 car garage, screened porch and just a short walk to beach & boat docking. Priced to sell at $71,900.
COLDWELL BANKER
Lakes Realty
8320 100th Avenue
Stanwood, MI 49346
(616)972-8300

CHARLEVOIX BUILDERS Model
Beautifully decorated 3 bedroom & loft, 1st floor master bedroom, basement, 3 car garage, quick occupancy. $182,500. Other plans available from $50,000. Call John Northup Builders, Inc. 616-547-5513

FRANKFORT - 3 bedroom, 2 bath, fireplace, 2 blocks of Lake Michigan beach, fenced lot, 2 car garage, retirement home, separate quarters for children or grandchildren. Could be divided for income. $125,000 616-352-4327 Owner

GLADWIN - beautifully wooded lot 1¼ acres, 132ft waterfront, main branch of Secord Lake. Sunset view. 60x12 mobile home furnished. Attached deck, shed, school bus route. Blacktop road. All utilities with artesian well. Double septic, underground electric. 20 minutes from Gladwin & W Branch. 522-5518

GLADWIN COUNTY - 2 bedroom year round home on beautiful Wixom Lake. $78,900. 698-1309. Or, 887-2547

HIGGINS LAKE
Prime 100 ft. lakefront site. Kennedy Beach. $275,000. Call after 6pm. 645-5029

INTERLOCHEN-10.5 acres, one half is old hardwoods, underground electric, 4 inch well. Many lakes. $17,000. 616-941-8704

LAKE CHARLEVOIX - BOYNE CITY
Lakeview Estates offers breathtaking views of the water and with-in walking distance to downtown Boyne City. These sites are ready to build on/all utilities in. Prices starting at $24,900. For information call Pat O'Brien Century 21-Kowalske and Assoc. 1-800-431-2121

LAKE LAND for sale, 8 miles N. of Emily city, 3.6 acres on Clear Lake. 313-348-2314

333 Northern Property For Sale

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
646 S. Lake Street
Tawas City, MI 48764-0356
1-800-645-7186

PETOSKEY AREA
400 ft. from Lake Michigan access. Wooded setting provides beauty & wildlife. 3 bedrooms, 1½ baths, family room, 2 car garage, fireplace & large deck. $112,500.
Call GARY PHILLIPS, BROKER 616-347-2772
413 Waukazoo, Petoskey, MI 49770

TRAVERSE CITY Harbor West Condo. Beach front unit has unobstructed views of the city, Old Mission Peninsula & W Bay. One level living, 2/3 bedrooms, 2 baths, laundry & 2 car garage. Reduced to $249,900. 616-947-2121 or 616-922-6782

TRAVERSE CITY AREA
100ft frontage Birch Lake, 3 bedroom, 2000sq.ft, large great room, 3½ car garage, sewers, natural gas, large deck, 40ft dock, $197,500, immediate occupancy. LC or mortgage. Owner, 616-264-5025

WALLOON LAKE/NEW LISTING
100 ft. frontage with two homes on it. North Shore/walking distance to the Village of Walloon. Perfect situation for 2 families. For more information call Pat. O'Brien at Century 21-Kowalske Assoc. 1-800-431-2121

335 Time Share For Sale

HELP!
RCI 1 red week, sleeps 6, 2 bedroom, deeded ownership, must sell, full price, $2000. 702-361-3031

338 Southern Property

HUTCHINSON ISLAND, FLORIDA
Ocean-front luxury, 3 bedroom, 2 bath condo, pool, tennis, clubhouse, private beach, fully furnished. $172,900. By owner, Days, 540-0010, eves. 646-5678

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

NAPLES, FL. New condo's from $50,000. Golf course & beachfront property, Rentals, Arlene Kovera, Collier Realty, 1-800-725-4590

South Carolina, Lake Keowee, Foot Hills of Blue Ridge Mountains. Beautiful lakefront lots & homes. Coldwell Banker, Don Kroeger, 803-882-6217

SOUTH CAROLINA - Golf course lot on beautiful Edisto Island. Community of beautiful homes. Pool, beach, boating. Best buy ever at $26,500. Call Jim Kempson, Century 21 803-869-3163

339 Lots and Acreage For Sale

ANNOUNCING
TIMBERVIEW ACRES
Gentle rolling, 2½ acre sites, some with walkout basements, your builder, easy access to western suburbs & Ann Arbor. Financing Terms Available.
Call:
559-7430

AUGUSTA TWP. - Land Contract, many uses. 39 acres, $79,900 HELP-U-SELL of NWWC 454-9535

BIRMINGHAM
Beautiful corner lot at Radnor & Berwin, 1 block E. of Cranbrook, S. off Maple, on Radnor to Berwin. 92 ft front, 136 ft rear, 119 ft deep. Will build to suit on this property. Spoutz Building Company. 363-7807

BLOOMFIELD
- Intimate community surrounded by trees.
- Timeless neoclassic architecture.
- Excellent opportunity for builders or individuals.
- Only a few sites left.

Call Judy at 737-0690
Herbert Lawson, Inc.

BRIGHTON - Crooked Lake, lot with deeded lake access, sewer, paved roads in June. $39,500. 278-9268

BRIGHTON/HOWELL AREA
2 prime building sites, 2 or 3 acres. Perked & surveyed. $46,900 & $49,900. Call after 6pm 227-5680

Build Your Dream Home!
Beautiful 1 acre country lot in Southfield. Lot is 132' x 330', convenient to expressways. Gravel road. $32,500.

Lakefront lot - Cross Lake
Possibility of two building sites on small spring fed lake in West Bloomfield. Walk-out site, paved, sewer and well, $25,000. Ask for..
Mary Beth Aird
REAL ESTATE ONE
363-8307

COUNTRY RETREAT
10 acres with woods
E-Z TERMS
Prime Area, Close to W. Suburbs
J. A. Bloch & Co., 559-7430

FULLY DEVELOPED 80x120 lot in beautiful W. Bloomfield Ridge sub, LOC, ½ mile W. of Green Lake Rd., off Commerce Rd. $49,990. By owner. 356-0285

339 Lots and Acreage For Sale

BRIGHTON, 1 acre home sites, wooded, ravines, improved, deed restrictions, from $43,000-$52,500. Financing. Owner. 616-489-0503

CANTON TWP. - 2 vacant lots, all utilities, some trees, 88x110, Nice subdivision. Plymouth/Canton Schools. $35,900 each. 981-4818

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

FARMINGTON HILLS
Eight tenths acre, cherry orchard, valley, all improvements, $45,000. 477-3473

FARMINGTON HILLS. 7-½ acres, prime property. Land contract or cash terms. Motivated seller.
MCGLAUN
559-0990

HAMBURG TWP - Brighton area. 1.37 acres - survey/perk, utilities, trees, private cul-de-sac, excellent for walkout, minutes to expressways, lakes, golf courses. 697-3175

HARTLAND, easy to US-23/M-59. Unique 2½ acres, golf frontage, lake access, wooded. $49,900. 313 629-1240

IRISH HILLS-Lake Columbia-access lot 65x149, residential offshore lot, 4 miles to Brooklyn, Michigan. $2695 313-647-1235

LIVONIA: Five & Farmington-1. Highland Township-lake frontage-4; Walled Lake-lake access, all improvements-2. L. C. terms. 478-3213

LIVONIA
55x192 ft., clear, all utilities, W. of Inkster, S. of 7 Mile. Builder's terms. $24,000. 420-3879

LOCATION, LOCATION, Location! Beautiful, treed lot (1.7 acres) Lone Pine/Echo Rd. location. Perfect building site or update house to your taste $335,000. 932-8328

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: 486-5792
EAGLE LAND DEV. 229-5724

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

NORTHFIELD TOWNSHIP
Two 10 Acre Parcels and a 5 Acre Parcel, rolling terrain, perced. Land Contract Terms. 437-1174

Northville
NEW CONSTRUCTION EXCLUSIVELY
Truly spectacular wooded walk-out sites - acre plus, city water. $139,900 & $195,000.
ASK FOR NANCY MEININGER
851-9950 810-2557 348-9950

NOVI - RIVERBRIDGE
- Fully Improved Homesites
- Only One Left!
- Top Rated Novi Schools
- For Builders & Individuals
- Terms Available

North off Eight Mile Road East of Novi Road.
Call Judy Baker at (313) 737-0692.
WINDHAM REALTY GROUP, INC.

OAKLAND TWP. - 10 acre wooded lot, reduced to $159,900. 652-1906

ROCHESTER SCHOOLS
28 Mile/Mt. Vernon area.
Custom builder will build to suit on 1 acre lots. 781-9365 or 781-6557

S. LYON/GREEN OAKS--2 acre lot, walk-out, perked, surveyed in developed subdivision. 1 mile from expressway. $59,500 (313)348-0098

339 Lots and Acreage For Sale

NORTHWEST LAPEER COUNTY
40 ACRE PARCELS (2). Rolling hills, tillable, woods, stream, pond, very secluded. Close to black top. Abundant deer & wildlife. Good for horses. Good building sites. $48,000 each. Possible L.C. Call 661-3825

Rare Opportunity
2± ACRES BACKING TO DEER CREEK SUB., & Mile/Gill area. Zoned residential. Combine this property w/available lots to west for larger ideas. Call MARK for more info.

Remerica
HOMETOWN REALTORS
420-3400
REMEMBER REMERICA

RESIDENTIAL LOT
R-1, 65'x145', Birmingham Poppleton Park area.
Salesperson, 9am-5pm, 647-0740

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

TORCH LAKE FRONTAGE, 100x700 ft., excellent flat wooded lot, sandy bottom. Perc test approved. 313-652-7795

TWO wooded sites on small private lake. One is 4 acres, other is 5 acres. Fishing, boating, swimming only, no power allowed. Each site overlooks 3 beautiful lakes with 200 feet frontage on one lake. Wild flowers abound! Low density area of fine homes. North of Chelsea, 25 minutes to Ann Arbor. Terms available. Owner. Call 498-3431

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. 663-4886

WATERFRONT-ROCHESTER HILLS
Clinton River lot on a 20 ft. bluff overlooking pond in Heritage Oak subdivision. $100,000 313-296-1647

WESTLAND
residential area, approximately 60x140, call 11am - 4pm 728-6316

W. BLOOMFIELD NEWER SUB
Homes priced from $205,000 to $269,000. City water & sewer. $45,000. 540-4063

339 Lots and Acreage For Sale

W. Bloomfield
NEW CONSTRUCTION EXCLUSIVELY
NEW SUB - built around a nature preserve. Water & sewer. Wooded lots from $44,900 spec homes from $199,900.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

342 Lakefront Property

ALLSPORTS MANDON Lakefront home rebuilt in 1992. New siding, drywall, cabinets, baths, floor coverings, windows, fixtures, - virtually everything! Contemporary decor, open floor plan. 24' x 32' garage. Must see, like new! $139,900. Call
Mary Beth Aird
REAL ESTATE ONE
363-8307

BEAUTIFUL LAKEFRONT setting on private, all-sports Cooley Lake, 4 bedroom, 2 bath, finished walk-out, extra deep lot, 3 car + garage, new roof/seawall. By Owner; $185,500 363-2318

BY OWNER - CASS LAKE
Canal Front. Over 1900 sq ft., 2½ baths, garage. All large rooms plus upstairs apt. $134,900. 738-0946

CASS LAKEFRONT
Architect designed home in private natural setting. Extensive glass & decking. maximize fantastic views. Built 1991. $479,500.
Call, 851-5022

CHAIN OF Lakes, Jackson County, cottage on Little Wolf, 2 bedroom, large family room, large garage, $98,500. Call Joann Slak, Archway Properties. 517-536-5150

FIVE bedroom walkout, decking, hot tub, private lake, office, 2 fireplaces, 3000 sq ft. White Lake Twp. By owner. $169,900. Call: 698-1074

LAKEFRONT
Attention Builders, Developers, Speculators: Beautiful private lake property zoned for 10 acre estate site homes. Livingston County. For details call:
LARRY OR MIKE
473-6200
RE/MAX FOREMOST, INC.

LAKE HURON, Oscoda Area
100' sandy beach, 3 bedroom, 2 bath year around home. Fireplace with insert, appliances included, immediate posession.
Call RUTH AT
Real Estate One Oscoda
1-800-645-7185 or
517-739-8508

342 Lakefront Property

CLARKSTON - 138 ft frontage with beach on private 110 acre all sports lake in Clarkston area; 1800 sq.ft. with 3+ bedrooms, family room, fireplace, and large multi-tiered deck overlooking lake; large yards, front & back; 2 car garage + large shed for storage. Great schools, living area or investment. Flexible LC terms available with proper downpayment; new paint and carpeting throughout. $183,000. Cliff: 620-2904

Commerce Twp.
New Construction Exclusively
New Construction $199,000. All sports Carroll Lake. Lots available at $25,900 and $59,900.
CALL NANCY MEININGER
851-9950 810-2557 348-9950

EXECUTIVE HOME-SECLUDED LAKEFRONT 4 bedroom, 3 bath, spacious floor plan with 4000 sq. ft., extensive decking, almost 2 acres. $345,000
HELP-U-SELL of Commerce
W. Bloomfield 360-6660

MIDDLE STRAITS LAKEFRONT
OPEN SUNDAY 2-5
6292 COLONY
The finest Contemporary Showplace. Huge rooms with open floor plan make this home perfect for entertaining or relaxing and enjoying the ultimate view through 2½ stories of glass. Marble, custom ceramic, custom cabinetry throughout, top of the line appliances, security and fire system, custom decking, elegant landscaping, huge garage and more, more, more. Motivated seller asking only $485,000.
ASK FOR JOLIE LEVINE
CENTURY 21 TODAY
855-2000 810-8390 (Pager)

PONTIAC LAKE
OPEN SUN. 1-4
N. of M-59, W. of William Lake Rd.
8859 Tackles Dr.
Then follow Mayfair Signs!
YOUR SUMMER PLACE! Come see this lakefront Cottage. With great room with fireplace, 2 car garage and deck to watch the ducks and boats go by! TERMS PLUS! Private dock. All sports Lake for only $112,900.
CALL DON OR DORIS
MAYFAIR 522-8000

UPPER STRAITS LAKEFRONT
We dare you to find a better value on this lake. Approximately 90 ft. of frontage, plus a 3300 sq. ft. unique contemporary home. Owner moving out of state. Must sell. Sacrifice at $429,900. Broker 363-9072

Waterford
OPEN SUNDAY 1-4
3872 Cass-Elizabeth
W/Cass Lake
Overlooks Cass Lake with privileges on Elizabeth Lake. Open and spacious with contemporary feel. $78,000 642-2400
COLDWELL BANKER
Schweitzer Real Estate

342 Lakefront Property

GRAND RIVER IDDLEBELT AREA 100 x 104 vacant, treed lot. Nice neighborhood with newer homes. Easy freeway access. OWNER ANXIOUS TO SELL $28,900.
One Way Realty
473-5500

LAKEFRONT PROPERTY, - come home to a vacation setting everyday on beautiful Bogie Lake. 1,300 sq.ft. ranch, 2 bedrooms, updated baths, lofts overlooking great room, 2½ garage. $139,00. Owner, 363-8507

LAKE LOT
On Winn Lake, Lapeer. Wooded, approximately 2 acres, perced. $42,000. (313) 664-0196

RAINBOW lakefront lot - wooded 1.7 acres, chain of 4 lakes, 1 hour W. of Livonia, ready to build. $39,990. 347-6563

THREE bedroom, 2 bath St. Clair River cottage on Russell Island, 400 ft. frontage on river, dock, hoist. Asking $199,000 865-8436

TORCH LAKE
Home on E. Side. Very clean. Charming, sandy frontage. Beautiful landscape. Owner Says SELL! Rainbow Realty, Alden MI. 616-331-4255

WATERFRONT ON LONG LAKE
Drastically reduced $25,000. Hartland's most exclusive private all-sports lake. Brick walkout ranch, nearly 4400 sq. ft., featuring 5 bedroom, 3 full bath, 2 half bath, 2 brick fireplaces, 3+ car garage. Near US-23 & M-59. $339,900. (10166).
Randy Meek, 227-4600, ext 220
Nancy Hubbell, 227-4600 ext 217
THE MICHIGAN GROUP

$208,900, LAKEFRONT
ON ALL SPORTS
677 acre Whitmore Lake. 4 bedroom colonial, finished basement. Perfect yellow hard pan sandy beach. New roof, furnace, central air recently. Fireplace, formal dining, separate breakfast nook, 2½ baths, subterranean garage and much, much more. 1/2 mile to US-23 exit. Call NELSON ASSOCIATES REAL ESTATE, 9815 Main St., Whitmore Lake or Lister OREN NELSON, 313-449-5008 or 1-800-439-7949 or Night, 313-449-2915.

6978 GITTINS - LAKEFRONT, Vacation year round, immaculate 3 bedroom + den. Finished basement & large master suite overlooking all sports Long Lake. Ask for Lynn.
COLDWELL BANKER
LAKES REALTY 360-1425

348 Cemetery Lots

MT. HOPE MEMORIAL GARDENS, 2 companion crypts, retail $5900, sacrifice $4900, negotiable. 313-381-6803

PARKVIEW - LIVONIA - 2 plots, Last Supper section, $400 each. 453-0218

WHITE CHAPEL, Troy
Choice lot, space four, Section 13815, block I, $950. 644-2625

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Weekend and evenings by appointment.

Carole Halmekangas

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CORPORATION 347-6000

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- Professional Secretarial Service
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- FREE Copying, Notary & Conference Rooms

S & D Management
645-1851

ORCHARD LAKE

Reduction of $800,000 makes this a terrific value! Price reflects today's progress. Must be finished. True English Tudor mansion plus carriage house with lake frontage, two acres of wooded grounds and sandy beach. Nine car garage, 11 full baths, 6 half baths, 3 master suites. Elevator. Much more! Phone for further information and private showing. $2,695,000 B-07585

HANNETT, INC. REALTORS
646-6200

GORGEOUS N. WABEEK RANCH CONDO ON LAKE WITH AERATOR

SENSATIONAL! SHOWS LIKE A MODEL! 3 bedrooms and 3 full baths, new white laminated kitchen by Thomas Industries. New marble and white ceramic flooring. Library, great room has marble fireplace, master bedroom has whirlpool, stall shower, walk-in closets. Finished walk-out lower level has wet bar, fireplace and family room. Wonderful lake views. New decking. 2 car attached garage. So perfect, you can move right in! $475,000.

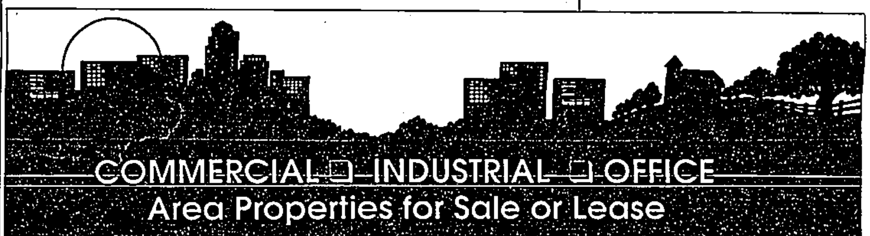
PINE LAKEFRONT HOME - A BEAUTY SHOWS LIKE A MODEL

On Pine Lake. High ceilings, new Berber carpeting throughout. Light almond formica island kitchen with top appliances. Library. Gorgeous great room with fireplace, wet bar, jacuzzi and joins atrium enclosed hot tub room overlooking lake. Finished lower level. Four-car attached garage. Much more! Asking $519,000.

KNOCKOUT WABEEK LAKEFRONT CONDO

Glamorous white contemporary condo with direct lake frontage. End unit. White marble flooring from foyer through dining room. 1st floor master bedroom has white marble bath, jacuzzi, steam shower, mirrored with skylights and 2 walk-in closets. Two bedrooms and bath up. Library with built-ins. Designer kitchen with sub-zero and top appliances. Great room has floor to ceiling doorwalls overlooking lake. Finished walk-out lower level. Reduced to $459,000!

Please ask for SYLVIA STOTZKY of the MICHIGAN GROUP
661-9808 OR
Beeper #276-4347
wait 3 beeps - dial your number.



365 Business Opportunities

ADULT FOSTER HOME
30 mi. N. of Traverse City, 9,000 sq. ft. 10 bathrooms, terms available. $50,000 for half, $120,000 for all. Possible 20 residents. 616-599-2218

BIRMINGHAM -- Small private space available in full service salon. Ideal for facialist, electrolysis, massage therapist, etc. Terms negotiable. Call Wed.-Sat., 11-5, ask for Char: 646-9338

CARPET CLEANING BUSINESS FOR SALE
With accounts, van & all equipment. $16,000. 313 421-8531

DENTAL SUPPLY CO. for sale. Customers, equipment, vehicle Terms available. Please call 531-7430

ENTREPRENEURIAL MOM - Excellent opportunity to work flexible hours from home. Share safe pure products with other moms. 722-2639

ESTABLISHED Florist & Gift shop sale. Redford area. Call for appointment. 537-7051

ESTABLISHED Garden City service garage. Mechanics and management will stay to train. For more information call Rich at: 473-5500 or 522-6000

EXCELLENT ENTREPRENEURAL OPPORTUNITY
For 2 key people looking for financial security. 24 hr. message. 1-800-780-4643

MEDICAL BILLING
EMC-America electronic insurance claims processing for medical practitioners. $30,000 parttime to over $80,000 fulltime. Investment $5950 plus PC. For information by mail call 816-283-9975

MEDICAL BILLING. Do electronic insurance claims processing from home or office PART TIME or FULL TIME. Company training, initial capital required $6996.00 plus PC. Advertised in Time, Newsweek, Sports Illustrated, Financial World, Kipplinger, Money, Fortune, US News. For more information by mail call (800) 720-7340. (24 hrs.) 7 days a week.

PARTY STORE -liquor, lotto, deli, grocery. New 6,000 sq. ft. building in Western Wayne. Gross $2.5M Broker 927-6335

RYDER TRUCK RENTAL is looking for an established business to rent trucks on a commission basis as a side line to an existing business. We are now automated, no franchise fee. For more information call Jim Hashman 313-422-3033

START YOUR OWN CLEANING BUSINESS...
The complete guide: start up steps, forms, advertising materials, selling strategies, tips and techniques. $295.00. For additional info call: 313-397-6500
or write Alphabet Cleaning Service, Box 2042, Livonia, MI 48151-0042.

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- 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 626-0590

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

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

BERKLEY - 700 sq ft, retail/office, great frontage & parking, $450/mth. 2682 - 12 mile. Call Jim: 541-2981 or 489-9082

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, 700 sq ft. Fax, Xerox available, free parking. $700 per mo. furnished. $650 per mo. unfurnished. 642-8330

BLOOMFIELD HILLS - Woodward/Long Lake area. Shared office available, private. 150 sq. ft. Room plus conference area & coffee room. Fax & copier, $375/mo. 258-6110

BOTSFORD INN, Farmington Hills - office space. $450/mo., utilities included. Message service. Immediate occupancy. Mr. Smith 474-4800

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

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

DOWNTOWN ROCHESTER
Great location, 200-1500 sq. ft. areas available. 335-1043

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

366 Ofc.-Bus. Space Sale/Lease

DENTAL/MEDICAL
FARMINGTON HILLS
LIVONIA
10 Mile Rd. at Grand River
Orchard Lk. Rd. at 10 Mile Rd.
Farmington Rd. at 8 Mile
From 1,050-18,000 sq ft.
CERTIFIED REALTY INC.
(313) 471-7100

DOWNTOWN NORTHVILLE
2 Individual Offices Left in our NEW Office Center
$350 each/mo.
No Additional Costs
Short Term Leases Available
Call Judy
(313) 433-1100

DOWNTOWN PLYMOUTH - Perfect 150 & 175 sq. ft. office, all amenities. Call Deborah for details. 229-7474

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

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

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

FARMINGTON HILLS
OFFICE/RETAIL/MEDICAL
10 Mile Road Between Haggerty & Halsted
From 750-7,500 sq.ft.
CERTIFIED REALTY, INC.
(313) 471-7100

FARMINGTON HILLS offices - 300 to 1500 sq. ft. on Grand River near x-wty. New carpeting, low rent. Spacious offices. 477-6161

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

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

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

NORTHVILLE/DOWNTOWN
Private office, own entrance. $395/month, 1 month free rent. Gene: 348-6700

366 Ofc.-Bus. Space Sale/Lease

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 8 Mile near Farmington Rd. Secretarial & telephone answering service. 476-2442

LIVONIA
SCHOOLCRAFT & INKSTER
Prime office & retail space in active center. 250 - 3400 sq. ft. Will divide to suit. Rent as low as $8/sq. ft. Brokers protected. Call445-9880

PLYMOUTH-LAW OFFICE
On Main St. In State Registered Historic Home. Secretarial space, conference room, copier, Referrals exceed rent. CALL 459-6811

PLYMOUTH, Main St. - Attorney, Accountant, Architect, private entrance, lots of parking, free rent incentives, ready to move in. Reasonable rent. 455-3232

PLYMOUTH professional office for lease (Main St). 7 rooms with private entrance, immediate occupancy. Call 453-6190 or 453-8561 to leave message.

PLYMOUTH
3,640 sq.ft.
In good condition w/7 private offices and extremely large executive suite, 2 half & 1 full bath w/shower. Building updated in 1980. Newer heat, central air, security system, storage in dry basement. Current tenant will stay. Land contract available. $225,000. Call...
JIM PRESTON
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

ROCHESTER HILLS
MEDICAL SUITES
HAMPTON PROFESSIONAL PARK
1,043 sq.ft.- 3 exams w/sinks. Consultation office - private bath. Private entry - ample parking.
- OR -
Maybe expanded to accommodate LARGER SPACE REQUIREMENTS
853-5700

TWO MONTHS FREE RENT
THE EXECUTIVE OFFICES AT MAPLE PARK OFFICE
WE HAVE IT ALL!
Full Secretarial Services
Accounting/Bookkeeping Services
24 Hour Telephone Answering
Plus Offices, Marbled Lobby, Conference Room, FAX, High Speed Copier, WordPerfect 5.1, Laser Printer
WEST BLOOMFIELD
OFFICE RENTALS FROM $800
851-6200

366 Ofc.-Bus. Space Sale/Lease

PLYMOUTH - 915 S. Main St.
3 complete units, can be separated, approximately 400, 800, & 1500 sq. ft. 40 parking spaces corner Main & Burroughs. 543-0678 or 453-8540

PRIME LIVONIA furnished office, $235 per month includes FAX, Copier, conference area. Must be non-smoker. 522-3334

PROFESSIONAL seeking office space in Canton. Willing to share, very flexible on size. Amenities available. 981-0948

TROY - Long Lake & Crooks. Share furnished office(s), or assume lease, up to 1250 sq.ft. includes utilities, fax, phone, copy, underground parking available. 952-5550

368 Commercial/ Retail

DOWNTOWN FARMINGTON
Location, location & Class Image
33318 Grand River. This is your chance to occupy the BEST space in town. Fully Restored multi-story building...Tin ceilings, Brick walls, maple floors, skylights. High traffic area. (next door to Theatre). Will divide. Reasonable rent.
Days 261-8450

DOWNTOWN PLYMOUTH - PRIME FRONTAGE retail, approximately 1420 Sq. Ft. Immediate occupancy. Call Deborah for details 229-7474

DOWNTOWN PLYMOUTH - FOREST PLACE MALL
390 Sq. Ft. & 725 sq. ft.
Immediate occupancy. 455-7373

DOWNTOWN PLYMOUTH - FOREST PLACE MALL
390 Sq. Ft. & 725 sq. ft.
Immediate occupancy. 455-7373

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 422-2490.

HOWELL: 3 retail stores plus 1800 sq. ft. apartment. Great investment. Priced to sell at $200,000. (CID68220)

BRIGHTON: 14 acres of prime commercial property. 1100 ft. on Grand River Ave. Ideal location for auto or recreational vehicle dealership. $880,000. (VA67820)

COLDWELL BANKER
BRIGHTON TOWN & COUNTRY
227-1111

LIVONIA
STARK PLAZA - Prime retail space. 1,200-3,800 sq.ft. 427-3795

LUXURIOUS DAY Spa in W Bloomfield has 1 room for rent. Perfect for massage therapist, facialist or manicurist. Call Joanne 626-1960

PRIME RETAIL space for rent in Harbor Springs, MI., high traffic area. Doorside parking. Available immediately. After 12 noon. California. 619-360-1831

WALLED LAKE. Storefront 600 sq.ft. $300 per mo.
Sanbreen Company
313 647-3250

368 Commercial/ Retail

REDFORD TWP
25500 Five Mile, 2200 sq.ft, air condition, overhead door, $800 month lease or sale. 427-5488

STOREFRONT/ROYAL OAK
DOWNTOWN, 5th & Main Streets
Ground-level, undivided. 3300 sq.ft. 12' ceiling. Vacant. 1-800-742-1197

WAYNE - Michigan/Wayne Road area, 20x35 ft. storage building. Water, bathroom & heat. $260 month plus security. 684-6855

369 Indust./Warehouse Sale/Lease

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

AVAILABLE NOW - light industrial units with 220-3-phase electric. 2000 sq. ft., $850 per month. 1250 sq. ft., $530 per month. 4000 sq. ft., $1200 per month. Includes taxes & insurance. Near 23-96 exchange. (313)437-7631

BIRMINGHAM
Industrial Building For Lease
7800 sq. ft. with attached 3 bay garage, raised loading dock, air, flourescent lit office area & parking. Very reasonable. 887-0770

FARMINGTON - 5,625 sq.ft. free standing building, warehouse or light manufacturing. 2 overhead doors, 2 one ton cranes, central alarm. 471-0576

LIGHT-INDUSTRIAL OFFICE-WAREHOUSE
Rochester Hills/Auburn Hills area
Expressway access
1800, 2000, 2400, 3000, 3200 & 10,000 sq. ft. units.
Immediate Occupancy
Brokers Welcome
MARC J. STOLARUK-BROKER
853-1525 or 377-8970
13 MONTHS FREE WITH AD
CALL FOR DETAILS
EXPIRES MAY 15, 1993

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

370 Income Property

LIVE IN ONE SIDE & collect your rent next door! Beautiful custom built CANTON TWP. full duplex. Custom birch woodwork, all kitchen appliances, 5 car custom garage & much more! Newly listed on ¼ acre at only $130,000.

Remerica
COUNTRY PLACE
454-4400 981-[illegible]

W. DEARBORN-[illegible] family brick income, [illegible] both units; separate utilities [illegible] ment; appliances stay; 2 car [illegible] Asking $131,000 [illegible]

372 Invest. Property

OUTSTANDING INCOME PRODUCING INVESTMENT
98% leased, M-59 (Highland Rd.) includes 3800 sq. ft. retail, 10 [illegible] sq. ft. mini-storage, and 2 + A acres land. Call J. Pedie, 363-1000