CLASSIFIED REAL ESTATE

332 Mobile Homes For Sale

CHAMPION, 1988, 3 bedroom, 2 bath, air, thermal windows, vaulted tub, shed, corner lot, in Westland Meadows. $28,500. 721-6054

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 Area
• Playground Area
• Cable TV Available
• Community Laundries
• Minutes From 12 Oaks Mall & Proud Lake Recreation area.
MAY LOT RENT SPECIALS ON NEW MODELS
3YR LEASE $99 1ST YR. $199 2ND YR. $299 3RD YR.
Sales Office 313-684-6796 Community Office 313-486-2767
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 Eakin at Quality Homes • Located in the CMU House 4½ miles N. of I-96 on Wilcox Rd. 313-664-0790

SPECIAL PROMOTION
$99 SECURITY DEPOSIT
Save up to $4144
Ends soon - Call now!
FARMINGTON HILLS-Senior Park, Shannon 14x70, 3 bedroom, 1½ bath, central air, awning, deck, shed. Excellent condition. 474-2386

HIGHLAND - 2 bedroom, 1½ bath, air, all appliances. Large lot, shed, deck. Low lot rent. All offers considered. 541-0847

KENSINGTON PLACE
MOBILE HOME COMMUNITY
WELCOMES YOU
to stop by 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
• 8 minutes from 12 Oaks Mall
(313) 437-1703
For information on homes & financing call Connie Madden at Quality Homes. (313) 437-2029. Located in Community Clubhouse. (I-96 and Kent Lake Rd. on Grand River Ave)

PLYMOUTH HILLS: 1984 2 bedroom, 1½ bath, 14x65 with shed. Asking $15,000/best. Call Kathy after 7pm. 313-522-1589

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 • 313-344-1948. Located in community clubhouse, 1 mile S. of Grand River off Napier Rd.

332 Mobile Homes For Sale

LITTLE VALLEY HOMES NOVI
OPEN HOUSE MAY 8TH
11:00AM to 5:00PM
(Some of the homes available for showing)
• Newer 2 bedroom, 2 bath. Cathedral ceilings, large deck & shed, much more. $19,900.
• Large 3 bedroom, 1½ bath. New carpet, new thermal windows, large deck. $12,900.
• Updated home, 2 bedroom, 1 bath. New carpet, new kitchen. $12,500.
• A bargain with all the bells and whistles. Fireplace, central air, and all kitchen appliances. $8,499.
• Ideal lot, fireplace, all kitchen appliances. $12,500.
• Completely redecorated, 2 bedroom, 1 bath. Fresh drywall throughout. $10,900.
624-2626
MOBILE HOMES STARTING AT
$4990
Financing available
Site rent
PAYMENT REDUCTION
$50 PER MO.*
* 1Yr. on select homes
CAMELOT
Manufactured Homes
349-7794
Novi/Farmington Area
HIGHLAND HILLS ESTATES
We have a new 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 $19,900 to $38,900.
Call Joanne
QUALITY HOMES
474-0320 or 474-0333
PLYMOUTH-2 yr.old double wide mobile home, skylights, 3 bedrooms, 2 baths, all appliances, fireplace, many extras. Must See! 459-3687

REDFORD TWP., 1986, Skyline, 14 X 40 includes appliances, shed, air conditioner, new bedroom, $7,000. 937-0453 or 538-7004

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

SHELBY WEST - 24x56 on big lot. Central air, 3 bedrooms, 2 baths, garden tub, 10x10 shed, $44,900. $1500 rebate. 254-0097

NO 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.

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 see, $18,900 or best. 455-0107

333 Northern Property For Sale

LEELANAU/GLEN ARBOR - Breathtaking sunsets, 3 bedroom/3 bath contemporary. Famous architect. Better Homes & Gardens featured house. Wooded. Lake views. Walk to golf, skiing & private beach. $189,500. 651-2293

OSCODA
Last 8-52 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. Add $20's to mid 50's.
Real Estate One of Oscoda
* 5125 N. US 23
Oscoda, MI 48750
1-800-645-7165
or
Real Estate One of Tawas
846 S. Lake Street
Tawas City, MI 48764-0358
1-800-645-7166

333 Northern Property For Sale

LAKE CHARLEVOIX - Waterfront homes and building sites from $110,000. Condos too. Many choice locations in woods, on streams and Lake Michigan.
Call Vern or Mary Weller
VACATION PROPERTIES NETWORK
1-800-748-0297

333 Northern Property For Sale

CENTRAL MICHIGAN
CANADIAN LAKES
3 BEDROOM LAKE FRONT - Mint condition, on all sports lake, $98,500.
3 BEDROOM LAKE ACCESS - on all sports lake, $56,900.
Lake Access Lots $2900 & up
Lake Front Lots $22,000 & up
Golf Homes, $61,900 & up
COLDWELL BANKER
Lakes Realty
8520 100th Avenue
Blanchard, MI 48348
(616)972-8300

FORT LAUDERDALE
2nd floor large condo on canal. Overlooks intercoastal waterway. Deep water dockage. 2 bedroom, 2 bath, laundry, 28 x 12 screened-in porch. Well maintained low-rise building with security, pool & garage. $139,000
Call Barbara Green at Coral Coast Realty 305-566-1189, collect.

FRANKFORT - 3 bedroom, 2 bath, fireplace, 2 blocks from 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

GAYLORD
Cozy chalet on 2 lakefront lots with amenities. Just like new and only $69,900!
Beautiful 4 bedroom close to several lakes and Michigan's Resort. $78,000.
New Custom built home on 20 wooded acres with lake interest. Next to Gaylord Country Club. $104,900.
5 Bedroom home in prestigious family neighborhood. Immediate occupancy. $129,900.
2 homes on 26+ acres with phenomenal view! The original Otsego Ski Club. Reduced to $210,000.
All Very Motivated Sellers!!
Call Mary Luzenski at Prudential Gaisser Real Estate, (800) 333-9707

PETOSKEY AREA
400 ft. from Lake Michigan access. Wooded setting provides beauty & wildlife. 3 bedrooms, 1¼ baths, family room, 2 car garage, fireplace & large deck. $112,500.
Call GARY PHILLIPS, BROKER
616-347-2772
413 Waukazoo, Petoskey, MI 49770

TORCH LAKE HOME. 2400 sq. ft. on 100' frontage (5.34 acres). Chalet style. 3 bedrooms, 2 fireplaces, walkout lower level with cut back bank to lake front. Landscaping with sprinkler system. 30' x 40' pole building. Detached garage. Large gameroom. Wraparound redwood deck. Seawall. Offered at $285,000. (190-1117).
CALL STATE WIDE 616-599-2166

TRAVERSE CITY AREA
100ft frontage Birch Lake, 3 bedroom, 2000sq.ft. large great room, 3½ car garage, sewers, natural gas, large deck, 42ft dock, $197,500. Immediate occupancy. LC or most offers. Owner. 616-264-5025

TRAVERSE CITY AREA - 44 acres, beautiful rolling, heavily wooded parcel. $49,500 313-887-1175

Upper Peninsula/LeCheneaux Island area. Lt. Huron waterfront/wooded lots on/around 36 islands. Mackinac Is nearby-Smith & Grifin Inc. Local Rep-Dan Resitiz 648-4973

335 Time Share For Sale

HELP!
RCI 1 red week, sleeps 6, 2 bedroom, deeded ownership, must sell, full price, $2900. 702-361-3031

336 Southern Property

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

S. CAROLINA - Keowee Lake, ½ acre in subdivision, beautiful view of lake and foothills of Blue Ridge, boat dock. $14,000. 464-0958

339 Lots and Acreage For Sale

ANXIOUS TO SELL...Grand River Waterfront area, 100x104, wooded lot, nice neighborhood with newer homes. Easy freeway access. $28,900.
One Way Realty
473-5500

BLOOMFIELD HILLS
Prime wooded lot in quiet family neighborhood. Lake privileges, private beach and docking facilities on Upper Long Lake. Close to shopping and expressways. Land contract terms available. $53,900. (EC-B-VACPAC) 806405
Call Jerry Brown
MAX BROOCK, INC.
COUNTRY RETREAT
10 acres with woods
E-Z TERMS
Prime Area. Close to W. Suburban J. A. Bloch & Co., 559-7430

FARMINGTON HILLS - 2 bedroom, beautiful walk-out & hill. Drive & 9 Mile. $30,000 & $90,000. All utilities. 471-0587

339 Lots and Acreage For Sale

AUGUSTA TWP. - Land Contract, many uses, 39 acres, $79,900. HELP-U-SELL of NWWC 434-9533

AUGUSTA TWP.-1 acre; all utilities on paved road country setting $28,500 380-1443 or 484-9019

BLOOMFIELD HILLS
Wooded lot with stream
Jim Cofske 644-3200
Bloomfield Hills Schools
Mon.-Fri. 8am-5pm 852-1060

BLOOMFIELD
★ * Intimate community surrounded by trees.
* Excellent opportunity for builders or individuals.
* Only a few sites left.
Call Judy at 737-0690
Herbert Lawson, Inc.

BRIGHTON, 1 acre home sites, wooded, ravines, improved, deed restrictions, from $43,000-$52,000. Financing. Owner. 919-489-0503

DEVELOPERS SPECIAL - 40± acres, land contract $124,900. HELP-U-SELL of NWWC 434-9533

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

FRANKLIN VILLAGE, 1.91 acre heavily wooded rolling terrain, outstanding home site, on Woodstreet Ct., South off 13 Mile Rd. East of Inkster Rd. Gordon 851-9030

HAMBURG
1.12 acres, wooded, paved road, perked & surveyed. Land Contract. $28000. 625-2258

HARTLAND SCHOOLS, 3 miles off M-59 and US-23, backs up to golf course. Possible land contract. $45,900. 360-0218

HARTLAND 9+ acres near historic Parshallville. Easy X-ways access, rolling pines, creek, possible walk out site, Must see. $45,000. Land Contract available. (313) 231-5923

HIGHLAND - Half acre wooded lot in prestigious Dunham Lake Estate. Paved street, gas, perks. $29,900. 685-2449

LIVONIA
85x192 ft., clear, all utilities, W. of Inkster, S. of 7 Mile. Building or farms. $24,000. 476-3879

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. 229-9724

MILFORD & MILFORD AREA
The largest selections of residential building sites in the Milfords Hidden Valley, Tamarack Hills, Heritage Woods, Woodside and "Towering Oaks" Wooded, Rolling, Hilltop & Ravine homesites available. Our home sites range from approximately 1/2 acre to 2 acres each. Call
LAKESIDE REALTY INC. 363-8444

NEW HOME START
Shadyside St., Livonia
8 or Eight lots, 1/2 acre lot
478-3109

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

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

Northville
NEW CONSTRUCTION EXCLUSIVELY
Truly spectacular wooded walk-out sites on one acre, city water. $139,900 & $195,000.
ASK FOR NANCY MEINGER
851-9950 810-2537 348-9950

NORTHVILLE TOWNSHIP
Half acre, 58x330ft.
All utilities, $34,500.
420-2047

★ 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) 967-0692.
WINDHAM REALTY GROUP, INC.

PLYMOUTH RESIDENTIAL LOTS half acre, Pine Tree Drive, N. of Ann Arbor Rd., W. of Sheldon. Built to suite. La Placide Homes 455-4320

ROCHESTER HILLS - Building site, Red Oak Lane, 1 block N. of City of Rochester, 75 x 180; excellent residential location. $29,900 652-2387

ROSE TWP. BUILD YOUR DREAM HOUSE. 10 wooded vacant land. Beautiful clump of Hickories on rolling acreage. Enjoy the many lake and the towns of Holly and Davisburg. Easy access to M-59. $39,900. (EC-VACPAC) # 806619
644-6700
MAX BROOCK, INC.

SACRIFICE SALE
(Health Reasons)
1.5 acre parcel approved building site on dead-end subdivision. Property next to state land. Quality schools close by. Home sites with large & small trees. ¼ mile nature trail to lake, septic system and well installed. Prosper Rd. off 9 Mile in Southfield, W. of Telegraph. $18,500 cash/best. Call anytime 474-4800, ext. 3

SOUTH LYON
NEW SUBDIVISION
COUNTRY LAKE ESTATES
44 lots - half to 1 acre
Prime building sites. 14 unsold. Private beach & lake. Cul-de-sac court. Building sites - $33,900 & up.
DEVELOPER FINANCES
Free brochure 437-5340

10.1 ACRES
5 miles W. of Ann Arbor.
Land contract. $30,000.
Call: 313 426-2241

TROY - 80 X 140 foot lot. Waiting for development. Zoned R-1. $40,000. Call Mike Star after 5pm. 362-4539

TWO 2.25 acre parcels, paved, treed, hilltop setting, overlooking ravine. Land Contract. West of US22. 437-1174

US 23 & N TERRITORIAL AREA
Several wooded rolling perked parcels. Exceptionally priced.
Owner/Broker Subdivider 663-4866

W. BLOOMFIELD - best buy in Oakbrook Sub. Birmingham schools priced for quick sale. $82,500. Land Contract. Call.
RUTH MALACH - AGENT
Office - 851-4100
Res. - 669-5657
Message - 788-8744

W. Bloomfield
NEW CONSTRUCTION EXCLUSIVELY
NEW SUB - built around a nature preserve. Walk-out & wooded lots from $44,900 spec homes from $199,900.
CALL NANCY MEINGER
851-9950 810-2537 348-9950

340 Lake-River-Resort Property

ST. CLAIR SHORES - 2 bedroom canal lot. Own the cottage & keep your boat ready to go at your back door. $24,900. 464-0896

342 Lakefront Property

ALL Sports Waterford lakefront, 3 bedrooms, 3½ baths, walk-out on 100ft, 2 fireplaces, landscaped view, other features, $257,900. 623-6304

BEAUTIFUL HOME, 1 year old, acre of wooded property, library, formal dining room, walk-out basement, attached side entrance 3 car garage, laundry, 2½ baths, comfortable occupancy, $224,900. F-10AG-GO, ERA COUNTRY RIDGE REALTY, 685-8000

CASS LAKEFRONT LOT
80 ft. Miller & Greer area, W. Bloomfield schools. $295,000. 682-6100

CENTRAL LAKE, MI- Northwest lower Michigan. New energy efficient home - Quiet house built for two. $250,000. 616-544-6256

CHAIN OF Lakes, Jackson County, cottage on Little Wolf, 2 bedroom, 1 bath, furnished, $19,500. Lot, $28,500. Call Joann Sisk, Archwood Realty, 517-536-8150

CLARKSTON - 100 ft. frontage on all sports lake. 4 bedroom 3 bath contemporary. 3 car garage. $221,900. 625-2757 OR 625-4243

Commerce Twp.
New Construction
Exclusively
New Construction $199,000. All sports Carroll Lake. Lots available at $25,900 and $56,900.
CALL NANCY MEINGER
851-9950 810-2537 348-9950

HAMBURG LAKE - 2 bedroom updated home approximately 670 sq.ft. Private, 90 ring, W. of Livonia. $79,900. (313)231-9538

IRISH HILLS
3 bedroom year round home on Sand Lake. Great Location & Incredible View! $130,000.
Call: 313-420-5394

LAKEFRONT: Away from crowds. 2 bedroom, 2 ceramic baths, fireplace, garage. $119,800.
REALTY WORLD - Van's
313-227-3455

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

—LAKEFRONT—
$40,000 REDUCTION
Build your own dream home on this beautiful wooded lakefront site. Over 1½ acres in a private gated community. A very prestigious area with West Bloomfield schools. Phone for further information. $495,000. 0-06610
HANNETT, INC.
REALTORS
646-6200

342 Lakefront Property

GREEN OAK - 5½ acre lot on exclusive all sports lake development, ready to build. Lake Privileges, 15 minutes to Ann Arbor, 20 to Novi, 27 to Southfield. $162,000. Owner/agent. 437-3311. 878-5080

Hartland
REDUCED!!
Seller should be transferred...must sell! Creative financing possible. Waterfront, Round Lake, Hartland Schools. 2400 sq.ft., 4 bedrooms, 3½ baths, BEAUTIFULLY remodeled, gorgeous ¼ acre lot, private beach, screened porch, 2 car garage, 2 decks. EXCEPTIONAL VALUE. Call immediately! $219,900. # 10425.
DIANE PLACINTO
THE MICHIGAN GROUP
REALTORS INC.
227-4800 Ext 271 or 878-3095

—LAKEFRONT—
Nearly an acre and wooded paradise! Elevated for spectacular views of lake and Lake and Macedoy. Approximately 400 feet of frontage. Lots of newer updates throughout! A beautiful property and a steal. $349,900. B-10669
HANNETT, INC.
REALTORS
646-6200

LAKE HURON CONDO
Great Lake Huron! Swimming & water sports. 2 bedrooms, 2 bath, air, appliances, fireplace, deck, pool, owner, $129,500. 517-582-7225

OPEN YOUR
WINDOWS TO SPRING!
Fresh air breezes, and views of "Old Man Winter" the easy way. Large lot backs on to Bear River chain of lakes. 4 bedrooms, 2½ car garage and much, much more. Only $174,900.
Barry Roe Realtors
Completely remodeled home on all sports chain of lakes. Owner moving. Only $99,400.
REMICA LAKES REALTY
1-800-386-0613

SYLVAN LAKE-3 bedroom, 2½ baths, totally updated, solar greenhouse-gourmet kitchen-must see! $310,000 683-5545

WATERFRONT ON LONG LAKE
Reduced again $20,000. Hartland's most exclusive private all-sports lake. Brick walk-out ranch, nearly 4400 sq. ft. finished 5 bedroom, 3 full bath, 2 half bath, 2 brick fireplaces, 3 car attached garage, on 1½ acre. Call Joann Hubbell, 227-4600 ext 217
THE MICHIGAN GROUP
$206,900
4 bedroom walk-out, finished basement. Perfect yellow brick Cape Cod ranch. Recent shingles, furnace, central air and windows. Formal dining, separate breakfast nook, 2½ baths, subterranean garage and much, much more.
Get off at the US-23, 53 exit. Then 1/2 mile E. on Main Street.
CAL NELSON ASSOCIATES REAL ESTATE, 9615 Main St., Whitmore Lake or Linda Grifin NELSON, 313-449-5008 or 1-800-438-7949 or Hophi, 313-449-2915.

342 Lakefront Property

LAKEFRONT ON QUIET private 200 acre lake, 6 miles N. of Chelsea. 3 bedrooms, natural fieldstone fireplace, new roof in 1992, new septic, Hydronic heat, $151,900. Call for appointment. 475-2532

PINE LAKE FRONT - KNOCKOUT
OPEN SUN. 1-4PM
5386 PINE LAKE RD.
N. of Long Lake, W. of Middlebelt
COMPLETELY UPDATED
WONDERFUL LAKE VIEWS - shows like a model home. 2-4 bedrooms, 4 full baths. Almond Formica Kitchen. Dynamite 4th Bedroom or Family Room has Fireplace, Wet Bar, Jacuzzi + adjoining Hot Tub Room. Trained Lower Level. Skylights, High Ceilings. Dock and Boat Hoist. 4 Car Attached Garage. Reduced to $318,000.
Please ask for SYLVIA STOTZKY
THE MICHIGAN GROUP
REALTORS INC., 661-9808
Or Beeper, 276-4347
Wait 3 beeps dial your number.

PORTAGE LAKE
3 level home on Portage Lake-Dexter Twp. Dexter schools. 2 bedrooms, study, living room with stone fireplace, family room, kitchen, 2 baths, hot tub, sundeck, enclosed screened porch, 2½ car garage, paved drive, pontoon boat. $250,000. Call 313-426-3594, for appointment.

TAWAS AREA, contemporary custom home on beautiful Lake Huron, sandy beach. 2 bedrooms, 2 baths, 662-0824 or 845-8552

WILLIAMS LAKE LAKEFRONT (3)
Small 2 bedroom $132,000.
Large 4 bedroom... $219,000.
666-4726

348 Cemetery Lots

CADILLAC MEMORIAL West - Section 1, 4 lots, $1000 each. 382-4570

CADILLAC MEMORIAL GARDENS, 4 lots in choice area, Garden of Meditation, WR chapel. 557-7258

NOVI- OAK HILLS CEMETARY- 2 companion crypts, even-level. Retail $4080 each, will sell for $750/both or individually. 4 lots, Garden of Serenity, retail $315 each, will sell for best offer. 539-9624

OAKLAND HILLS Memorial Park, 4 plots, Section 2, Garden of Atonement, $600 each. Evenings: 981-8485

ROSELAND PARK
Woodward & 12 Mile
2 lots, Section 17
$900 each/best offer. 642-1818

WHITE CHAPEL - Sunken Garden Section, lot. 7913, Block H. 1 lots, Nos. 4, 5 & 6, $1,000 each. Call: 476-7528

358 Mortgages & Land Contracts

CASH FOR
LAND CONTRACTS
First American
Mortgage Associates
an affiliate of MCA
1-800-468-9618

358 Mortgages & Land Contracts

CASH FOR
LAND CONTRACTS
VEHOY REALTY
722-6200

INVESTOR purchases land contracts & mortgages, best cash price & quick closings. 853-8489

361 Money To Loan - Borrow

BUSINESS & COMMERCIAL
Loans Arranged
$50,000 & Up
Call 313-837-6196

BUSINESS LOANS
We arrange financing & venture capital. We also prepare business plans. Broker/Consultant, 927-8335

CREDIT PROBLEMS?
• BANKRUPTCIES
• CHARGE OFFS
• LATE PAYS
• TAX LIENS
• REPOSSESSIONS
Using state & federal laws, we can legally clear your credit profile. Old-closed accounts, paid charge off, bonded, money-back guarantee. #005, LFA, Inc. 1-800-444-PROFILE

9% RETURN IS WHAT YOU WANT
Secured by Real Estate
$575,000 1st position real estate mortgage. Backed with $850,000 of appraised property. Interested investors, please contact Pete.
Day Phone (313) 564-8524
Eve Phone (313) 864-7541

362 Real Estate Wanted

BROKERS PAYS top dollar for homes in Livonia & surrounding communities.
1-800-660-0904

CASH TODAY
OR
GUARANTEED SALE
Also 4 In Foreclosure
Or Behind Or Repair
Century 21
CASTELLI 525-7900
1990-'91-'92 CENTURY 21
AWARD WINNING OFFICE

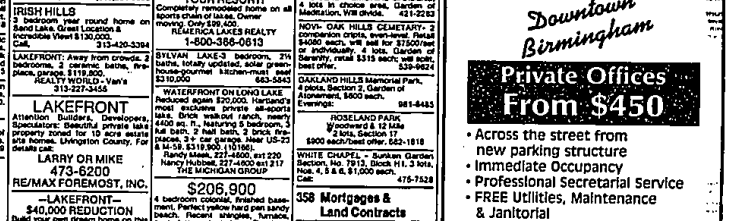
OAKLAND COUNTY Real estate investor seeking single family homes for vacant lots/land in all areas of Oakland and Wayne Counties. If you're considered selling yours, call Lisa Krauseman at the Michigan Life Exchange. 932-6922

PRIVATE INVESTOR
Purchases mortgages for cash or terms
Any condition or situation
424-8335

WORKING PARENT looking for 3 bedroom home, prefer Livonia or Redford. Excellent credit. 562-0662, 608-0430

This Classification Continued on Page 5F.

400 Maple
EXECUTIVE SUITES
Downtown Birmingham
Private Offices
From $450
• Across the street from new parking structure
• Immediate Occupancy
• Professional Secretarial Service
• FREE Utilities, Maintenance & Janitorial
• FREE Copying, Notary & Conference Rooms
S & D Management
645-1851



365 Business Opportunities

ADULT FOSTER HOME
30 mi. N. of Traverse City, 9,000 sq. ft., 10 bedrooms, terms available, $30,000 for half. $120,000 for all. Possible 20 residents. 616-386-2219

BARBECUE & PIZZA
Farmington Hills Carry Out. Must sell. Asking $90,000. Broker. 927-8333

BEAUTY SHOP - FARMINGTON
7 stations, furniture brand new, full facial set-up, 1800 sq. ft. Well established. Nearby World Cash 344-2388

DRY CLEANERS
Plenty of parking. Farmer Jack next store. $130,000.
HEPPARD & ASSOC.
855-6570

DRY CLEANING pickup store in Livonia. $60,000 year gross sales, steady growth. $10,000 Land Contract available. Also $45K, 427-2132

ESTABLISHED AUTO SERVICE, 25 yrs. seeking working partner to take over business. Must be experienced & certified or buy outright. Min. investment required. Prime location. 729-5080

ESTABLISHED RE-SALE SHOP
For Sale As Firmly Established.
$10,000. Westland
Call 313-421-0760

EXCELLENT ENTREPRENEURIAL OPPORTUNITY
For 2 key people looking for financial security. Inc. research
1-800-780-4643

INVESTOR WANTED - Must sell immediate. Beautiful English Tudor home, 4800 sq. ft., 9 bedrooms, Bloomfield Hills. Prime 2½ acre wooded. Excellent location & buy. Distinctive property below appraised value of $540,000. Reduced to $450,000. Lease back option. 683-2002

MEDICAL BILLING
EMC-America electronic insurance claims processing for medical practitioners. $30,000 partners to over $80,000 full-time. Investment $5950 plus PC. For information by fax call 800-218-2983 or 818-793-9675

MINI MART- Located in Farmington Hills on busy Highway. Grossed $400 weekly. Asking $45,000. Broker. 827-8335

NORTHVILLE BEAUTY SHOP
Super opportunity, great location, 9 stations, 2 dryers, laboring booths, 4 sinks, 5 dryers. For details call.

WESTLAND BEER & WINE STORE
On high traffic street. Much equipment included. Sandwich trades, movies. For details call
JOHN O'BRIEN
REAL ESTATE ONE
348-6430 or 349-2473

PARTY STORE -liquor, lotto, deli, beer, wine. 1,600 sq. ft. building in Western Wayne. Gross $3.5M
Broker: 927-8335

QUARTER CANDY Vending Machines (53) 8 selections. Not on locations. $10,000. 371-7926

RENTAL QUALITY Casino equipment for sale. Assorted games. Perfected buyer desired for turnkey operation. Contact Michigan Bureau of State Lottery, Call Gaming Director, 464-0080

TELECOMMUNICATIONS BOOM
Business of the 90's. Voice Mail. Paging. Long Distance. $75,000 potential revenue with only 500 customers. Perfect for your computer, business place with expertise in sales, marketing, promotion, training & telephone sales. Complete package. Call for brochure plus pricing information.
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Partnership in Southwest Florida.
Very nice. Must see! Will consider sale. 642-4099 or 791-4734

TANNING SALON
In Livonia area. Ready for immediate buyer. Prime time to buy. 458-5116

WOMANS WHOLESALE - clothing business for sale. All accounts, some inventory, Must sell.
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Equipment Rental. N. suburb. Semi-absentee. Excellent cash flow. Profitable
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366 Ofc.-Bus. Space Sale/Lease

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OFFICE
1-375 & 8 MILE
• Full or Part Time Offices
• Furnished Offices Available
• Secretarial Service
• Transcription Available
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• Maintenance Included
PREFERRED EXECUTIVE OFFICES
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An Excellent LIVONIA Location
$55 Per Week
★ INDIVIDUAL Private Offices in Shared Executive Suite.
Reception area w/Receptionist. Conference Room/Coffee Included.
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ANNOUNCING
executive offices from 150 sq ft. Prime location, 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

AVAILABLE - SOUTH-FIELD
4300 sq. ft. Top & offices, nice, south, fenced, quiet area. Owner, 626-0677

BERKLEY - SALE or LEASE
1200 sq.ft., office building
Burger Easton Minster Rideout
358-3255

BERKLEY - 700 sq ft, retail/office, great frontage & parking, $450/mnth. 1583 x 12 mos.
Call Jim: 541-2981 or 489-8082

BIRMINGHAM, suites of 1400 and 1100 sq. ft. available, 14 Mile & Rouge. We negotiate alterations for 2 months free rent. Private entrance and plenty of parking. 646-5488

BIRMINGHAM
SOUTH ADAMS SQUARE
1 & 2 room office suites available immediately. Rates starting at $12.75/sq.ft. Rent includes all utilities, heat & janitorial service, telephone answering & secretarial service available. 646-8600

DOWNTOWN PLYMOUTH
1 suites, 660 and 1160 sq. ft. each. Utilities furnished, excellent parking. 455-7373

366 Ofc.-Bus. Space Sale/Lease

ANNOUNCING
Maple Business Center of Troy
Best of locations in the City of Troy at the most competitive rates. Suites from 500 sq ft. to 4,000 sq ft. Excellent Maple Rd. frontage near Crooks, 250 car parking, short term leases accepted, rates includes everything! NO hidden costs. Free rent depending upon term of lease.
ICI PROPERTY MANAGEMENT 828-0590

BIRMINGHAM, 700 sq ft. Fax and Xerox available, free parking. $450 per mo. furnished. $600 per mo. unfurnished. 642-8330

COMMERCE TWP.
4000 sq.ft. free standing building FOR SALE. Prime location. Zoned office or retail. Call 624-3485

DENTAL/MEDICAL
FARMINGTON HILLS
LIVONIA
10 Mile Rd. at Grand River
Orchard Lake Rd. at 10 Mile Rd.
Farmington Rd. at 8 Mile
From 1,060-16,000 sq ft
CERTIFIED REALTY INC.
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DOWNTOWN PLYMOUTH • Perfect 150 & 372 sq. ft. office, all amenities. Call Deborah for details. 229-7474

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Great location. 200-1500 sq. ft. areas available. 333-1043

EXECUTIVE SUITES AVAILABLE
Includes secretarial, copying facilities 1st. floor. Experienced Secretaries, bookkeeping, word processing, copying, UPS, facsimile & word processing services, conference room, notary.
HARVARD SUITE
29350 SOUTHFIELD RD
SUITE 122
557-2757

EXPRESSWAY/OPOSSUME
600 sq. Ft. at $525/mo. Larger units also available. I-275 N. exit.
J. A. BLOCH & CO.
559-7430 or 968-0444

FARMINGTON HILLS
2 office spaces available.
800 sq. ft. & 1000 sq. ft.
Call: 477-0188

LIVONIA OFFICES
5 suites 1,100 sq.ft. Middlebelt & 8 Mile. Middlebelt between 7 & 8. Seven, 1, 2 & 3 room offices from $150. Conference room, kitchen, copier & fax available. Also, some include phones!
CALL KEN HALE:
DAYS: 525-2412
EVES: 261-1211

LIVONIA
SCHOOLCRAFT & MIDDLEBELT
Private offices located in active center. 250 - 3400 sq. ft. W/S divide to suit. Rent as low as $8/sq. ft. Brokers protected. Call 642-8880

LIVONIA
Schoolcraft & Middlebelt
Now leasing 575, 720 & 1,000 sq.ft. Easy access to major expressways. Private entrances, ample well-lit parking. Meeting & conference rooms available. Call Gladys Design.
421-0770

PLYMOUTH DOWNTOWN
Spacious 1800 sq. ft. office, can subdivide. Skylights, all amenities. Call Deborah 229-7474

PLYMOUTH OFFICE 1,000 sq.ft. available. Ideal for privacy, transcription, parking & security. $11 net lease. Owner. 459-3434

366 Ofc.-Bus. Space Sale/Lease

FARMINGTON HILLS
OFFICE/RETAIL/MEDICAL
10 Mile Road Between
Haggerty & Halsted
From 750-7,500 sq.ft.
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IDEAL OFFICE & RETAIL SPACE
From 163 sq. ft. to 1500 sq. ft., starting from $175 including utilities. First and second floors available. Ford Rd. & Middlebelt. 422-2190.

ORCHARD LAKE RD/MIDDLEBELT
2 Suites - One 670 sq. ft.
One 1350 sq. ft.
Call Brock, sell for Dert 682-4700

PLYMOUTH - Attorney, Accountant, Architect, private entrance, lots of parking, new carpet, Ready to move in. Reasonable rent. 453-3232

PLYMOUTH professional office for rent. Approximately 1400 sq. ft. immediate occupancy. 453-8180 or 453-5361 to leave message.

PRIVE LIVONIA furnished office, $225 per month includes FAX, copier, conference area. Must be nonsmoker. 522-3334

ROCHESTER HILLS
MEDICAL SUITES
HAMPTON PROFESSIONAL PARK
1,043 sq.ft.- 8 exams w/sinks.
Communication office - private bath. Private entry - ample parking.
Maybe expanded to accommodate LARGER SPACE REQUIREMENTS
853-5700

ROYAL OAK office space for lease. Combos & 12 Mile near I-75 & 696. 4 room suite, 800 sq. ft., separate entrance, heat & air. Utilities/cleaning included. Ample parking. Days 546-3717 & eves 546-9487

TWO MONTHS
FREE RENT
THE EXECUTIVE OFFICES
AT MAPLE PARK OFFICE
WE HAVE IT ALL
Full Secretarial Service
Accounting/Books access services
24 Hour Telephone Answering
Plus Conference, Marketing Lounge, Conference Room, FAX, High Speed Copier, WordPerfect & Laser Printer
WEST BLOOMFIELD
OFFICE RENTALS FROM $500
851-6200

WARREN & EVERGREEN- Minutes from Fairlane, appropriately 35 sq. ft. for rent. 582-1990

368 Commercial/ Retail

COMMERCE TOWNSHIP
Prime corner, 2200 sq. ft. $900. per month. Call out of state.
703-438-5346

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

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

LUXURIOUS DAY Spa in W Bloomfield has 1 room for rent. Perfect for massage therapist, facialist or manicurist. Call Joanne 626-1990

ROCHESTER HILLS
1800 sq. ft. Medical or Office
$500 per month. Yearly lease.
On Auburn Road. 703-438-5346

368 Commercial/ Retail

BEAUTY SALON
Suburban Woodward. 2 chair salon with hairdresser in lobby of office building. Corner of 9 mile. Reasonable. $385 month. 398-7000

CANTON- 1,250 to 2,544 sq.ft. of prime Ford Rd. store fronts available for immediate occupancy, low market rates.
Call Bill Grady. 981-