CLASSIFIED REAL ESTATE

332 Mobile Homes For Sale

BARGAIN PRICES
Select modern homes loaded with extras for sale at bargain prices! Like this 1990 Carolton with garden tub, air, dishwasher, washer, dryer, 6" exterior walls, upgrade insulation, vinyl siding, shingle roof, stove, refrigerator, shed, MORE! Bargain priced at $15,090
CAMELOT MANUFACTURED HOMES 349-7794

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
- 8 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)

LET US HELP YOU
Whether you are looking for or selling a mobile home we will make it a pleasant experience. With listings in all major parks, repossessions, financing & advertising, we offer a complete service for your needs.
APPLE MOBILE HOME SALES
Serving Wayne, Oakland, Livingston & Washtenaw Counties
313 453-3982
1-800-942-2283

LIBERTY 1967 - 40 ft. x 12 ft. New furnace, hot water tank & bathroom. Located in Westpoint Park, Warren & Inkster. Perfect for 1 or 2 people. Must sell, $4700. 532-8108

MONARCH - 12x60 in Farmington Hills Completely remodeled. New appliances. Wallside windows. Must see. $4200 or best. 476-1759

MONARCH 1971 - 12x50, 2 bedroom stove, refrigerator, shed. Lot #630, Southfield Downs, $4,000. Call evenings. 534-8610

Novi/Farmington Area
HIGHLAND HILLS ESTATES
- Heated swimming pool
- Beautiful clubhouse
- Cable TV
- 2 miles from Twelve Oaks
- Treed sites
- Novi schools

Looking for affordable housing? Low interest rates? We have a nice selection of pre-owned mobile homes. 2 & 3 bedrooms, 2 baths, appliances, a/c, many w/lap & shingle. Many w/over 1,200 sq.ft. of living space, porches, decks, & more! Priced from $13,900 to $38,900.

1993 Skyline - 16 x 70, 2 bedrooms, 2 baths, central air, skylight, all kitchen appliances, doorwall. Premium site. $29,900.
3 year lease for $299/mo.!
Call Joanne
QUALITY HOMES
474-0320 or 474-0333

MUST SELL - Plymouth. 1984 2 bedroom, 1½ baths, shed, large deck. $14,500, or best offer. Call Kathy, 522-1589

NEWER MOBILE HOME for sale or rent. 2 bedrooms, 1 bath, available with stove. Farmington Hills quiet park. Call, 532-7598

NEW MOON 1977 - 2 bedroom, 2 bath, 14' wide, awning, nice lot, Plymouth Hills, $13,500. Call evenings, 6-9pm, 453-3724 476-4432

NOVI - Colonnade 1979 - large lot. Air conditioner, water softener. New vinyl skirting. Shed & porch. Excellent condition. 349-3572

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 MEADOWS - 14x70, 1983 3 bedroom, 2 full baths, deck & more. Great deal, Seller must move. $13,400. Call: 347-7834

NOVI
THREE BEDROOMS! Central air, range, refrigerator, washer, dryer, more! On perimeter lot. $9,900. Financing available
CAMELOT MANUFACTURED HOMES 349-7794

PLYMOUTH HILLS mobile home, 2 large bedrooms, 1½ baths, central air, deck, many extras, excellent condition, 30 day occupancy. $10,500. 459-9812

PRIVATE PROPERTY SPECIALIST
Land Home Packages
Several Models on Display
Open 7 days - Financing Available
CENTRAL OUTLET HOMES, INC.
1-800-432-2525

REPO, REPO, REPO
Excellent terms for slightly unqualified credit.
No reasonable offer refused.
HOMETOWN USA 595-0606

WESTLAND MEADOWS - 1987 Prestige, 14x70, 2 bedrooms, 2 baths, many extras. Excellent condition. $18,500. 721-3648

3 BEDROOM
doublewide with shed, central air, washer & dryer, and more. Immediate occupancy. $19,800
HOMETOWN USA
595-0606

333 Northern Property For Sale

CENTRAL MICHIGAN
CANADIAN LAKES
3 bedroom charmer located on a large wooded lot. 2 baths, large rec room. 1824 sq. ft. All in excellent condition, $72,000.
Ownership includes use of 1000 acres of private crystal clear lakes, 36 holes championship golf, swimming pools, clubhouses, and more.
COLDWELL BANKER
Lakes Realty
6520 100th Avenue
Stanwood, MI 49346
(616)972-8300

CHARLEVOIX
Beautiful large turn of the century home in prestigious area. 7 bedrooms, 4 baths, lake Michigan beach access. $395,000. Call Dick or Rose Brachel. 616-547-1530.
COLDWELL BANKER SCHMIDT

GAYLORD DEER LAKE WOODS
Naturally beautiful, small development with large restricted home sites located in the:
"Golf Mecca of The Midwest"
For information call:
COLDWELL BANKER
Schmidt Realtors
1-800-950-7890
OR
Deer Lake Woods, Inc.
313-332-3140

GLEN ARBOR REALTY
ALL PRICES REDUCED FOR IMMEDIATE SALE
GLEN ARBOR - pure sandy beachfront lot with 125' on Sleeping Bear Bay. Perfect place to build your private residence up north. $245,000.

FISHER LAKE - 196'x500' waterfront lot with direct access to Big Glen Lake. Two log cabins, one garage. Very private. Like On Golden Pond! Asking $475,000.

GLEN LAKE & LAKE MICHIGAN views from this 300 acre parcel of land with about 80 acres dense forests. $450,000 firm. Principals only.

HOMESTEAD RESORT - South Beach. An upper level end unit. Two stories, four bedrooms, den, three baths, jacuzzi tub, wet bar, central air, private deck overlooking Lake Michigan, spectacular views. Unfurnished. Reduced: $349,000.

Glen Arbor Realty, member of the Traverse area Association of Realtors Multiple Listing Service with access to show & sell all listed properties throughout Leelanau & Grand Traverse Counties.
Call: STEVEN NETHERTON
616-334-3055

HARBOR SPRINGS - spacious 4 bedroom, 3 bath home near golf & ski mecca. Too many extras to mention. $99,000. 616-526-7925.

Harrison - Secluded lake privilege cottage. 2 bedrooms, living room, kitchen, utility, large cul-de-sac lot, backs to State land. Lovely 210 acre Long Lake. $38,000. 425-2923

LEWISTON BY OWNER - 1 story bungalow, aluminum sided. 5 rooms, OHW heat, central air, appliances, large 2½ car garage, large lot and a ¼. On Kneeland St. Asking $45,000. 1-517-785-4393

Oscoda - Tawas
Cabins, year round homes, retirement, small business, resorts. Call Toll Free to be put on our mailing list.
REAL ESTATE ONE
1-800-645-7185 Oscoda
1-800-645-7188 Tawas

PRIVATE LAKE MICHIGAN
3 bedroom, 2½ bath, mahogany trim, 2 fireplaces, beautiful decking & special built-in features. Own your own peninsula! Very unique home. $295,000. For more information call MARK HAGAN: 616 929-7965
COLDWELL BANKER SCHMIDT REALTORS

ROGERS CITY AREA - hunting land. 280, 80, 68, 40, 15 acre parcels. Call 517-379-4264

TRAVERSE CITY
Brandow Woods Sub.
Lake and wooded lots.
Telephone: 313-349-2746

UP NORTH HOMES
- CUSTOM HOMES
- CHALETS
- LOG HOMES

Built in Northern Michigan
1-800-732-3988

338 Southern Property

FLORIDA - Double wide mobile home, 2 bedrooms, 2 baths, screened porch on canal, Near Boca Raton & Deerfield Beach. Completely furnished. $35,000. Unfurnished $30,000. 655-3648 evenings.

NAPLES, FLORIDA
2 condos, sell or rent (1 is completely furnished). 3 bedrooms, 2 baths, laundry, screened lanai, new carpeting, several amenities, built in '91. 1¼ miles to beach. 455-1274

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

338 Country Homes For Sale

ESCAPE to the piece & quiet of the country only 30 minutes from 12-Oaks. Great for horses, dogs & kids. Elegant brick Southern Colonial on 10 park-like acres; 4 oak box stalls, tack room, loft, additional 2 car garage, insulated/heated workshop, kennels, loafing sheds, split rail fence, 4 bedrooms, family room w/ California driftstone fireplace, large formal dining & living rooms, ceramic foyer, 2½ baths, master suite, Jenn-aire kitchen, hardwood floors, lovely screened porch, partially finished full basement, central air, carefully maintained & tastefully decorated. Located on private road just off pavement. Excellent Howell schools. 4 Miles from I-96. $260,000. 517-546-3744

339 Lots and Acreage For Sale

ANNOUNCING TIMBERVIEW ACRES
$3000 down
Gentle rolling, 2½ acre sites, some with walkout basements, your builder, Easy access to western suburbs and Ann Arbor.
Financing Terms Available.
Call: 559-7430

BLOOMFIELD
HOMESITES FOR SALE!
Excellent opportunity for builders or individuals.
Call Judy at 737-0690
Herbert Lawson, Inc.

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

BIRMINGHAM LOT
Across from Quarton Lake
$225,000
683-3570

BUILDING SITES
5 acres, Northfield Twp., perked, surveyed, trees, minutes to Brighton, Ann Arbor. $49,900
5 acres, Green Oak Twp., new private road, perked, surveyed, horses allowed. $59,900
10 acres, perked, surveyed, horses allowed, close to Brighton, Ann Arbor. $69,900
2.5 acres, heavily wooded, walkout, perked, surveyed, Green Oak Twp. $59,900
10 acres, wooded, some open area, surveyed, perked, private road, Lyon Twp. $99,500
40 acres, frontage on 2 paved roads, surveyed, splits available. $230,000
Coldwell Banker
NOLING REAL ESTATE
522-5150 437-2056

COMMERCE TWP. - ½ acre heavily wooded with lake privileges on lower straits lake. Perked. In Pine Cove Villa Sub. By owner 363-4141

FRANKLIN - Developer has decided to sell out. 7 magnificent lots available ranging from ½ to ¾ acre. Utilities at street, priced from the mid $70,'s.
CRANBROOK ASSOC. 626-8700

HARTLAND SCHOOLS! - Cullen Rd., N. of Clyde Rd. Two very desirable building sites w/mill pond privileges. Slight roll, enjoy the beautiful atmosphere. Easy access to US-23 & M-59. 7 + acres for $49,000, & 10 acres for $62,500. Land Contract Terms. Call today!

HARTLAND SCHOOLS - Cundy Rd., S. of M-59, E. of US-23. Just listed! Prime 8.6 acre wooded building site in excellent location. Over 750' on Hartland Glen Golf Course, natural gas, paved streets & more! Land Contract Terms. $75,000.

TYRONE TWP. - Rohn Rd., W. of Fenton Rd. Beautiful 10.53 acre building site in area of nice homes. Private country setting w/some woods, roll & possible pond site. $48,700.

ENGLAND REAL ESTATE
313-474-4530

HIGHLAND - 1½ acres, perked, $35,000. Excellent location. Will build to suit.
889-2050 or 684-5867

INDEPENDENCE/Orion Township Pond lot in Heather Lake Estates. 1.5 acres. Southern exposure. Few mature trees. Lake privileges on private 100 acre lake. Asking $75,000. 313-652-2533

LARGE WOODED LOT for sale. 100x335, utilities on property, possible land contract. 15924 Harrison, Livonia. $43,000. 522-4991

LIVONIA - 94x221 lot. S. of 5 Mile, E. of Middlebelt. 28470 Oakley. Treed, country setting, $31,000, 563-6909

LYON TOWNSHIP: 8 contiguous parcels totaling 35 acres, knolls, pond, stream, forest, I-96/Milford Road. $395,000. 483-3645

MILFORDS HIDDEN VALLEY
beautiful 2 acre homesite. Wooded, perfect for walk-out. Gas & electric. By owner. 474-1643

NOVI
Fully improved lots from $90,000 in the Bradford of Novi Subdivision.
Call (313)380-888
Singh Development Co., LTD.

PLYMOUTH TOWNSHIP - excellent building site near park & golfcourse. Plus 28x30ft garage with electric & well. Lighthouse Realty 517-595-2228

LIVONIA: Two Great Building Sites (One Just REDUCED) on Alois St. (south off Plymouth Rd., west of Newburgh) directly south of 11721 Alois St.
Lot 9, Heart Sub., .625 acres $48,900
Lot 9 abuts Hines Park and has several easements. Both have all utilities and are ready to build.
ALEXANDER REALTY 685-8222

MIO - 70 wooded acres, great hunting, 2000sqft house, 52x64' horse-barn, separate work shop & garages, much more. $129,000.
EAST JORDAN - 48 mostly wooded acres. Excellent hunting, great building site, near skiing area. $34,900. Land contract terms.
MANCELONA - 10 wooded acres, great hunting. $6900. Land contract terms.... Call Bob.
WHITE PINE REALTY
1-800-968-7645

NORTHFIELD TOWNSHIP
18 ACRES; 8 and 10 ACRES;
2 ACRES; Rolling terrain, perced. Land Contract Terms. 437-1174

REDFORD TWP. Lot approximately 50x125 with all utilities includes large heated storage garage on back of lot. Build on or use for storage. 19210 Inkster Rd., just N. of 7 Mile Rd. $13,500 255-1438

RESIDENTIAL
¼ ACRE LOTS.
Pine Tree Dr., Plymouth.
455-4320

SALEM TOWNSHIP - Plymouth schools, 2 acres on private paved road. Parked. Beautiful country building site. $69,900. 981-4878

SOUTHFIELD ESTATE CLOSING
Staheline Ave. S. of 9 Mile Rd. Wooded lot. Spacious 100ft. wide, 200ft. long. $12,000, Audrey, 928-4088. Maryanne, 255-2219

SYLVAN LAKE VILLAGE
Lot 45x133ft. $25,000.
Sylvan Lake access.
684-0108

S. LYON - 10 ACRES in prime area. Beautiful trees & hills. Perk test done. $98,900. CALL DIANE
Century 21 Hartford South 464-6400

2 GREAT BUILDING SITES IN
Green Oak Twp. Desirable area.
13.8 Acres, Sandy, Rolling Terrain, Walkout Sites, Perked. $85,000.
5 Acres, Sandy, Spring-Fed Pond, Walkout Site. Perked. $58,900.
Call Vicky, ERA LAYSON
REALTORS. 313 437-3800

US 23 & N TERRITORIAL AREA
Several wooded rolling perked parcels. Exceptionally priced. Owner/Broker/Builder. 663-4886

WOODBRIDGE LAKE
Lakefront and lakeview lots on scenic private lake. Heavily wooded, secluded cul-de-sac. Walk-out basements. New platted subdivision in Commerce Twp. 2 miles W. of Haggerty Rd. Award winning Walled Lake School District. Up-north atmosphere. Close to major shopping & future hwy. connector to I-275 and I-96 interchange. For builders & individuals. Terms available. Buy direct from Developer. Call 737-2283

2.8 ACRE LOT IN CANTON!
Very affordable property on private road. Ideally suited for building. Low yearly taxes. Only asking $29,900.
LES POLLINGTON
Remerica
HOMETOWN REALTORS
453-0012
REMEMBER REMERICA

WEST BLOOMFIELD LOTS FOR SALE
Willow Pond Subdivision. W. Bloomfield schools. Heavily wooded lots backs up to private nature preserve. For builders and individuals. Terms available. Buy direct from Developer. 737-2288

2.5 ACRES in Orion Twp. Heavily wooded, secluded with a rolling hill on a private cul de sac. $60,000. Call: 313 528-1191

340 Lake-River-Resort Property

HURON RIVER - 1200 ft. frontage, downtown Flat Rock, 11 plus acres. Some flood plain. Asking $25,000. per acre. 538-7146

LEXINGTON LAKEFRONT
year around cottage, outstanding. $110,000. 313-622-8858

342 Lakefront Property

Absolutely the ultimate Upper Straits Lake frontage. Over an acre on golf course & lake. Gracious home approx. 4300 sq.ft., neutral decor, 2 kitchens, 2 fireplaces. Open Sun. 3-5, 4949 Elmgate, Orchard Lake Village, W. off Old Orchard Tr. $995,000.

- Just Listed - over 100 ft. of sandy beach on all sports private Upper Straits Lake, 1.25 acres. Majestic pines. Lovely family home, 2 kitchens, 3 full baths & 2 fireplaces, large living room, family room. $548,000.
- Almost 200 ft. of frontage, vacant treed parcel on prestigious Orchard Lake. $695,000.
- Over 400 ft. of frontage on private all sports Commerce Lake & over 600' of frontage Ellenwood Lake. Only 1 hillside build site on this 12 acres provides an oasis for nature lovers. $225,000.
- 8.31 acres on Maple Rd. near new M-5 highway exit. Commercial. $200,000 per acre.

Lake & Land Specialists
15 Yrs. Experience
Mary Saint Amour Realty
313 669-0999

ALGONAC on Canal. 60x118, garage, seawall, paved street, water & sewer. $59,000.

FAIR HAVEN on lake. 51x265, small boathouse with sewers, gas & water. $125,000. By owner.
296-9100 or 294-3433

ALPENA AREA - Long Lake, Point Lakewood, beautiful building sites, large lots, 300 to 500 ft. lake frontage. Call 517-379-4284

A MILLION DOLLAR view of Lower Long Lake. 400' hilltop lakefront prestigious building site in Kirk in the Hills. 592-8385, Eves: 645-0011

A STUNNING Walled Lake Contemporary Condo. 2 bedrooms, 2 baths, walk-in closets. Custom tile, mirrors track lights, central air & appliances. 60' wrap-around deck with beautiful view of lake. Shared 179' beach-front, private boat dock & garage. $84,900 w/terms. Lease option available. Days: 248-1701 Eves: 684-2132

BAY BREEZES to Calm You
180 ft. on prestigious Linwood Beach. Sprawling ranch with 4 bedrooms & 2300 sq. ft. of casual to formal living. Full basement, fireplace, deck, 2+ attached garage. Reduced to $293,000. Call Harris/Bush Realty, (517)692-4521

BUILDER'S MODEL Home w/140 ft. of lakefrontage on Brighton Lake in Pine Creek Ridge. This outstanding Robert R. Jones Assoc. home is priced at $875,000. Open Noon to 6pm everyday. Call 313-454-9484 or 313-851-3434
Brokers Welcome

CASS LAKEFRONT
Custom contemporary home in private natural setting on all sports Cass Lake. European cabinetry, architectural lighting, fireplace, whirlpool/spa, southern exposure, fabulous views. $479,500.
OPEN HOUSE SUN. 1-4pm.
3981 LAKEFRONT ST.
851-5022

CASS LAKE
West Bloomfield, vacant 90 ft. lake-front lot. Southern exposure. $285,000. 682-2826

COMMERCE - 1 acre lot on Carroll Lake, 2,350 sq.ft. beautiful home that needs work. $185,000. Owner/Agent 363-5877

DOCK'S IN!
Will you be? Stunning 4 bedroom contemporary on large quiet lake-front lot shouts welcome! Neutral tones, family room, basement and attached garage. $138,900.
(313) 887-6900
FIRST AMERICAN

ELIZABETH LAKEFRONT
OPEN SUN. 1-5, 5108 Dunham off Cass Elizabeth. 3 bedroom quad level, 2 full baths, cedar deck, Andersen windows, 25' pontoon boat included. $214,000. 682-0483

ELIZABETH LAKEFRONT - By owner. N. Shore - 4/5 Bedrooms, 2½ baths, fireplace, 3 rooms - doorwall access to wide upper deck, extensive lower patio with walkout, new carpeting. Charming family home; great for entertaining. Spacious lot. $330,000. 682-9449

FOR LEASE: Lower Straits Lake & Golf course frontage. 3290 Edgewood Park Dr. Must see to appreciate. $1700/mo. 682-8442

GREEN OAK TWP. SOUTH LYON
Waterfront lots from $55,000 in new development. ½ acre to 2½ acres. N. of 9 Mile between Dixboro & Rushton. (313)229-5724

Hartland
A GREAT BUY! - All sports lakefront living on peaceful Tyrone Lake. This year round home is clean & comfortable! 2 large bedrooms, multiple windows in living room for viewing & 10x27 deck for entertaining! Price reduced to $112,900.

Hartland
PLEASURE FOR SALE! - Neat, clean & comfortable lakefront home on all sports Round Lake. 2 bedrooms, nice kitchen, woodburning fireplace in living room, 14x9 enclosed porch, 51x185 lot & great views of lake from family room & more! Just minutes from US-23. Newly listed at $89,900.

ENGLAND REAL ESTATE
313-474-4530

HEMINGWAY LAKEFRONT - 3 bedrooms, 2 baths, 2 fireplaces, walk-out basement, deck, air, 2½ car, appliances, $129,900. 773-0266

LAKE HURON
OSCODA - TAWAS
Year round homes, cabins & vacant. Call to be put on our mailing list.
REAL ESTATE ONE
Oscoda. . 1-800-645-7185
Tawas . . 1-800-645-7188

LAKE PRIVILEGES
Sharp home with spacious feeling. Many extras, sprinkler system, decks, oversized attached garage, skylight, complete quality water system. All sports lake. $108,000. B-10584
HANNETT, INC.
REALTORS
646-6200

LEXINGTON MICH. summer seasonal get away, furnished 2 bedroom mobile home. Lake Huron privileges, screened porch, air, park rent extra. $5200. 313-539-4651

HERRON BAY - over 150 ft. of all sports. Magnificent contemporary to include all furnishings, gourmet kitchen, his & her baths.
Only $3.25 million.
CALL RAY FOX
CRANBROOK ASSOC. 626-8700
1-800-RAY-A-FOX 1-800-729-2369

HIGGINS LAKE Lakefront, unique rare, excellent lot location and house, year round, under $250,000. Call 9-5, 313-787-2880

HIGHLAND - Hilltop Lake frontage & lake privilege lot on pristine Dunham Lakes. Enjoy the spectacular panoramic view of this crystal clear spring fed lake surrounded by mature pine, maple, walnut & oak trees. Located N. of M-59 between Tipsico Lake & Hickory Ridge Rds. ½ mile to Dunham Hills golf course, 8 miles to GM proving grounds, min. to US23 & I-96, Ann Arbor, Commerce, W. Bloomfield. Perked & surveyed, ready to build.
ENGLAND REAL ESTATE
313-632-7427

LAKE ISABELLA GEM
With championship golf course.
3 bedroom home. $160,000.
By Owner. 517-644-5184

LAKE MICHIGAN FRONTAGE
100 ft. beautifully wooded private drive. LC terms available.
313-781-5442

MANDON LAKEFRONT - newly remodeled. 4 bedrooms, 2½ baths. beamed great room. Over 2,200 sq.ft., must see! $152,750

FREE....Weekly list of properties FOR SALE "Call Owner" with prices, descriptions, addresses, owners' phone numbers, etc.
HELP-U-SELL of Commerce/W. Bloomfield 360-6660

NEW CONSTRUCTION
Luxurious 4,000 sq.ft. home on Sylvan Lake. 5 bedrooms, 4 full baths, and many Special Custom Features.
$699,000
For information, contact Steve
474-5883 ext. 121
The Selective Group

ORCHARD LAKE FRONTAGE
Prestige & quality abound from this English Manor currently under construction. Now is the time to make the final selections and make this home your dream home.
CALL DONALD BOSCO AT
BOSCO BUILDING 644-6200

ORCHARD LAKE FRONTAGE
Unbelievably priced at $995,800, this Georgian 2 story offers 4 spacious bedrooms, 4½ baths, 2 fireplaces, huge family room, library, dream country kitchen, finished basement, inground pool, 3 car garage & much more. For more details call:
Century 21
Nada, Inc. 477-9800

ORCHARD LAKE - watch the seasons unfold from this glorious lake front home. Enjoy this 1¼ acre peninsula setting that offers a gracious home with 5 bedrooms, plus a separate apartment, 3 full and 2 half baths, beautiful indoor/outdoor patio for entertaining, spa room with access to master bedroom suite, boat house and much more. $1,695,000.
Call CRANBROOK REALTORS and ask for Carol Nystrom for additional information or an appointment.
647-0100

OXBOW LAKEFRONT - no rough edges on this GEM. PRIVATE, ALL SPORTS, OXBOW LAKE, this 4 bedroom beauty has it all. 2 FULL BATHS, light & airy, CUSTOM HARDWOOD interior doors & trim. Full finished basement, w/walkout, a generous living room leading to an oversized deck w/spectacular views of lake. A HUGE, HUGE second floor MASTER SUITE, w/walkin closets, luxurious master bath w/separate shower & jacuzzi. From this MASTER of suites, w/vaulted ceilings, enjoy a private balcony overlooking the lake, and adjoining PRIVATE sitting room, complete with wet bar. THIS HOME HAS IT ALL, fully sprinklered lawn, 2½ car garage, and VIEWS, VIEWS, VIEWS. $259,900, by owner. 698-2412

PRIVATE LAKE - 287 feet frontage. Walk-out lot, large trees. Bloomfield Hills schools, adjoins Wabeek North. By owner 334-5609

REDUCED PRICE! TORCH LAKE LOT. Beautifully wooded, sandy beach. $120,000. (190-154).
CALL STATE WIDE
616-599-2166

SENSIBLY PRICED LAKEFRONT lot. Paved Street, all sports, close-in, no cottages, 100 ft. wide, $69,900 Terms. Ask for John Kelly BVAC, 363-0303, 510-4448 Beeper

THIS TURN-KEY Home on an all sports lake is located 12 mi from W. Branch. Your new home has 4 bedrooms, 3 baths, catheral ceiling w/ skylights and fireplace in the great room. Decorated in white w/custom oak trim & cabinets throughout. Enjoy a 42' deck that overlooks your terrace yard that ends in a sandy beach w/dock, 2½ hrs. from Detroit. $89,500. Call 517-873-5464

300' Lakefront
5 Acres, Clarkston schools
Large secluded historic Southern colonial or will split into 3 acres vacant at $175,000 or 1 acre vacant at $125,000 or 1 acre with Southern colonial, too fantastic to describe at $400,000.
Owner/Broker. 313 394-0202

348 Cemetery Lots

CADILLAC MEMORIAL WEST
Section 1, 4 lots
$4000 for all or offer
382-4570

2 CEMETERY plots with gravemarkers & vaults. Located in Christian Memorial Cemetery of Rochester Hills. Must sacrifice-make offer. For details beep Bill at 825-3819

ROSELAND PARK CEMETERY in Berkley, 12 Mile & Woodward. 4 lots in Section 43. $400 each or $1400 for all 4. 453-4122

WHITE CHAPEL CEMETERY
3 plots - $3250. Selling well below market value, save sales tax.
Call Kent. (901)683-2547

WHITE CHAPEL
4 lots, Section 1218, $650 each.
1 in Section 1043, at $1000.
(313) 784-9033

348 Cemetery Lots

WOODLAWN CEMETERY - Section 170, 2 Burial crypts, lovely area. 344-0963

358 Mortgages & Land Contracts

CASH FOR LAND CONTRACTS
Immediate Phone quotes! Won't be out-bid! Mortgages/Refinances.
First American Mortgage Associates, an affiliate of MCA
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INVESTOR purchases land contracts & mortgages, best cash prices & quick closings. 853-9889.

LAND CONTRACTS
- Bad Credit?
- Divorced?
- Self Employed?
- Unmortgagable?

No matter what your situation is now you can buy virtually any home on Land Contract terms. Minimum 15% Down. Call BOB BRIGHT458-4900 or 728-3927
REMERICA PICKERING & ASSOC.

361 Money To Loan - Borrow

PROBLEM WITH BILLS?
Debt Consolidation, Cut Payments
Reduce Interest. Lic. & Bonded
Non-Profit 1-800-288-6331, Ex.9

362 Real Estate Wanted

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

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

364 Listings Wanted

SELL IT QUICKLY
THRU
OWNERSALE
'CASH BACK'
729-3770
• 1993 OWERNSALE, INC.

ATTENTION
ARE YOU
LOOKING?
BUYING?
SELLING?
RENTING?
HIRING?
LOOK WHERE YOUR MARKET IS
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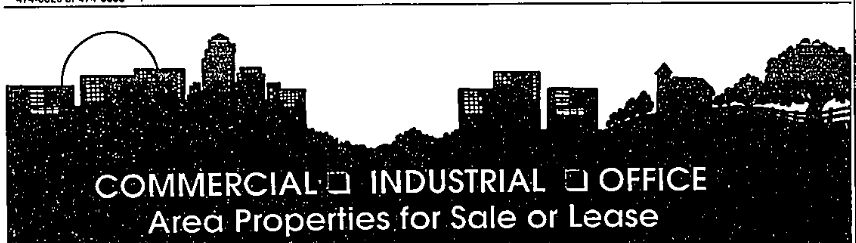
CALL TODAY
644-1070
591-0900
852-3222



365 Business Opportunities

A NON FRANCHISE BUSINESS OPPORTUNITY
Best of both worlds, ice cream & yogurt shops. Featuring Stroh's Ice Cream & Columbo Frozen Yogurt. No fees, no royalties. For more info call: 1-800-343-9423

AUTOMOTIVE
Excellent oportunity in growing W. Oakland county business. Seeking partner. Min. investment required. Call: 669-9263

Auto Used Car Lot
Includes service center & leasing co. Needs investor/partner to complete expansion plans.
615-0600

BJ's GENERAL STORE for sale. 12150 Caberfae Hwy., Manistee, MI. Beer, wine, groceries, bait & tackle, hand dipped ice cream, mini storage, 14x70 townhouse/mobile home all included. Terms available.
Days 616-723-6066
Eves 616-723-6833

CARPET STORE FOR SALE
With stock. Make offer.
Call Ben or Naomi (Broker) at:
350-3168

DELUXE one of of a kind combo snack & soda machines. Net $1500 per week. Local route. Cash daily. 1-800-647-5545

DRIVE A MERCEDES AND BECOME WEALTHY
1-800-780-4643

ESTABLISHED real estate office in the Kalkaska-Traverse City area. Golden opportunity for a broker to acquire a well established office with experienced sales people. The business and building can be purchased together or separately with excellent terms. The building is in an excellent location with ample parking, on a main highway. Owner is going into another venture and is willing to deal. Call Harry Prisby,
Days 454-1120; eves.626-7830

EXCELLENT Business Opportunity! Retail fitness equipment. Residential & commercial. Owner being transferred-must sell now. Make offer. For more information, call: 360-5935

ICE CREAM STORE, all equipment included. Prime commercial site, Rochester Hills. Owner wishes to retire. Very reasonable. 852-7459

INTERIOR DECORATING
Selected by MONEY MAGAZINE as one of the top 10 franchise picks for the 90's & #1 in the decorating field.
- Complete Training and Support
- A Proven Business Plan
- A Home Based Business
- Low Investment and Financing

To find out more about our expansion in the Oakland - Macomb area call:
DECORATING DEN
1-800-332-6004

LANDSCAPE BUSINESS
Complete w/truck, computer & accounts; Established Bloomfield/Birmingham area. 333-2588

PIZZA - Allen Park
Must sell immediately. $15,000 down or best offer. Agent 730-4195

INVEST IN YOURSELF
Well established hardware store does not have to worry about big city competition. Will sell business only or business and building. All inventory included. 3 apartments above, good income. L.C. terms. Call KAYE-JEAN MOSKALL
Advance Realty 675-9800

LITTLE DEBBIE ROUTE
for sale. Brighton area.
313-689-8127

PIZZARIAS
Carry-outs in Allen Pk., Farmington, Troy & Westland. Agent: 730-4195

REDFORD INVESTMENT OPPORTUNITY
Buy this office building and operate your own business, from the 4 room suite, and utilize the income from the other offices to pay your overhead. Total of 17 offices now 90% occupied. Owner will consider Land Contract with large down payment and also wishes to lease the available vacancies.
CENTURY 21 TODAY 538-2000

USED CAR LEASING COMPANY Farmington Hills, is looking for investor/partner for help to open up 7-bay service garage. Experience helpful, but not necessary. 463-0590

WANTED: Orthodontic Technician man wishes to share space and expenses with same. Call 522-7538

366 Ofc.-Bus. Space Sale/Lease

ALTERNATIVE OFFICE
I-275 & 8 MILE
- Full or Part Time Offices
- Conference room available
- Secretarial Service letters, reports, resumes
- Bookkeeping/Billing
- Fax & Copier Available
- Shipping/Mail Service
- Mastercard/VISA

PREFERRED EXECUTIVE OFFICES
(313) 464-2771

An Excellent LIVONIA Location
$55/Wk
INDIVIDUAL Private Offices in shared Executive Suite includes receptionist, conference room/coffee. Also PRIVATE SUITES, conference room, utilities & janitorial included up to 14,000 sq.ft.
On-site Management & Restaurant
Brokers Protected
Call Syd: 478-4832

ANNOUNCING
executive offices from 150 sq.ft. with complete secretarial services. Short term lease. Prime locations in Troy, Southfield, Novi, Canton, Ann Arbor, Sterling Heights and Detroit Ren Center.
Call International Business Centers -- 344-8500

CITY OF PLYMOUTH
Downtown office, 1300 sq.ft. Terms negotiable.
453-8000 or Eves. 489-8539

BIRMINGHAM - for lease, prime office suite, up to 2,668 sq. ft. leaseable, excellent down town location, 3 reserved parking spaces. Brokers welcome. Call Lynn 645-9220

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 1,300 sq.ft. or smaller available. Will alter to suit. Ideal for insurance professionals or reps. Private entrance, plenty of parking. 646-8488

DELUXE EXECUTIVE office for lease. Private bath & kitchen. 1700 sq.ft. Immediate occupancy available. W. Bloomfield. 626-2078

DENTAL/MEDICAL FARMINGTON HILLS LIVONIA
10 Mile Rd. at Grand River
Orchard Lk. Rd. at 10 Mile Rd.
Farmington Rd. at 8 Mile
From 1,080-18,000 sq.ft.
CERTIFIED REALTY INC.
(313) 471-7100

DOWNTOWN BIRMINGHAM office suite for lease. Historic building, 630 sq.ft., $840/mo. Call Lori: 313-459-1153

DOWNTOWN PLYMOUTH
1 suite, 1180 sq. ft.
Utilities furnished, excellent parking. 455-7373

EXPRESSWAY EXPOSURE
600 sq.ft. at $525 per mo. Larger units also available. I-275 X-way.
J. A. BLOCH & CO.
559-7430 or 996-0444

FARMINGTON HILLS
2 office spaces available.
1000 & 2000 sq.ft.
Call: 477-0189

FARMINGTON HILLS OFFICE/RETAIL/MEDICAL
10 Mile Road Between Haggerty & Halsted
From 750-2,400 sq.ft.
CERTIFIED REALTY, INC.
(313) 471-7100

FARMINGTON HILLS - 3200 SQ. FT. masonry building for rent. 31166 W. 8 Mile Rd. Phone 932-8862 Or 477-9500

FOR LEASE
AGGRESSIVE RATES
- 750-1,500 sq.ft.at Metro Airport.
- 175-4410 sq.ft. in Livonia at Plymouth & Merriman Rds.
- 1000-2000 sq.ft. in Livonia on Jeffries E Service Dr. W of Middlebelt

Wally Schram 254-6800
HIGHLAND REALTY SERVICES

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 OFFICE - 870 sq.ft., private entrance, carpeting, quiet neighborhood. $1000 mo. complete. 676-5660

FARMINGTON
Office in downtown Farmington. 130 sq. ft. All utilities, $225/mo. Available Sept 15th.
MILO PROPERTIES 471-0711

FOR LEASE
Maple Business Center
Available offices from 350 sq.ft. to 6,000 sq ft. in a 24,000 sq.ft. building. Immediate occupancy, rental charge includes all costs, no additional charges, short term leases. ABSOLUTELY the best value in Troy.
ICI PROPERTY CONSULTANTS, INC.
(313) 626-0590

IDEAL OFFICE & RETAIL SPACE
From 165 sq. ft. to 1500 sq. ft., starting from $175 including utilities. First and second floors available. Ford Rd. & Middlebelt. Call Judy at Key Properties, 455-2420.

LIVONIA- FOR LEASE
2,000 & 6,000 sq.ft. office building available Nov. 1 in attractive area. Can be subdivided. 261-1888

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 phonemail phones.
CALL KEN HALE:
DAYS: 525-2412
EVES: 261-1211

LIVONIA
SCHOOLCRAFT & INKSTER
Prime office & retail space in active center. 400 - 3400 sq. ft. Will divide to suit. Rent as low as $8/sq. ft. Brokers protected. Call 645-6880

LIVONIA - 5 Mile & Farmington, 3 room suite, 370 sq. ft., newly decorated, windows, all utilities, $370 per month. 422-2321

NORTHVILLE COMPANY has office space to share. Office support staff available. Immediate occupancy. 344-4900

OFFICE SHARING arrangement. Looking for accounting professional to share office & amenities. Located in Livonia. Rent negotiable. Ask for Jackie at, 442-0620

OFFICE SPACE - Modern building. 7 Mile & Haggerty. 500 sq. ft., air, utilities included, newly refinished. Security system. Call Art: 464-4411

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

REDFORD TOWNSHIP
24350 JOY ROAD.
(Just W. of Telegraph)
OFFICE SUITES AVAILABLE
2 suites left. 1 large room, 250 sq.ft. at $225/mo. or 1250 sq.ft. suite at $1,050/mo. Rent includes; heat, air conditioning, electricity, underground parking, carpeting & blinds.
CERTIFIED REALTY, INC.
(313) 471-7100

12 MILE RD./ NORTHWESTERN
PRIME SOUTHFIELD
Suite available. All utilities paid. Conference room, storage & good parking. Secretary & phone services available on premises. Call 358-5670

TROY - Small & large office or medical space up to 5,000 sq.ft. Also 1900 sq.ft., New carpet, conference room. Call Tony 528-2895

367 Bus.-Prof. Bldgs. Sale/Lease

BERKLEY - Approx. 2500 sq.ft. w/ parking. Zoned B2 general. Ideal for professional, medical, dental, accounting, sales, graphic arts, retail, hair salon or other. Financing available.548-5622, D; 548-3219, E.

ROCHESTER HILLS
Prime commercial building.
Auburn Rd. 4,800 sq.ft. $150,000.
703-459-6546

368 Commercial/ Retail

ABOUT THE BEST in Farmington Retail/office space, from 350 to 1,000 sq. ft. suitable for coffee shop. Great visibility/parking. 477-0157

BIRMINGHAM
GALLERY ROW
580 N. WOODWARD
642-7777 540-0810

DOWNTOWN FARMINGTON
Time is running out. Get in before the Holidays. Only 2 spaces remain. This is your chance to occupy the BEST space in town. Fully restored multi-story building. 2800 Sq. Ft. street level & 1400 Sq. Ft. upper level. High traffic area (next door to theatre).
Days: 261-6450

DOWNTOWN PLYMOUTH - Prime Frontage Retail, approximately 1420 Sq. Ft. Immediate. Smaller space available. Deborah 229-7474

TRAVERSE CITY - Charming, downtown 2 story building. Professionally designed, 1800 sq. ft., paved parking, excellent location. Eves:616-947-4898

368 Commercial/ Retail

DOWNTOWN PLYMOUTH - FOREST PLACE MALL
2 suites, 390 sq.ft. & 960 sq.ft.
Immediate occupancy. 455-7373

WHITMORE LAKE brick ranch, 3 bedroom, 1½ bath, full basement, 2 car garage, 2 fireplaces, wet plaster, hardwood floors, over an acre lot zoned highway commercial. $134,000. CALL NELSON ASSOCIATES REAL ESTATE.
313-449-5008

369 Indust./Warehouse Sale/Lease

ABSOLUTELY OUTSTANDING EXPRESSWAY EXPOSURE
900 SQ.FT. & UP
J. A. Bloch & Co. 559-7430

AIRPORT COMMERCE CENTER
Award Winning Development
Industrial Suites
M-59 at PONTIAC AIRPORT
Suites From 1200 - 6500 sq. ft.
Call Al Montalvo 666-2422

LIVONIA- Warehouse space 1,200 sq ft. for lease, just off Jeffries Freeway in attractive building. Call. 761-0130

371 Comm'l. / Ind. Vacant Property

CANTON - 2 acres of prime commercial property near I-275 & Ford Rd. Master land use plan under revision to rezone to Regional commercial - opens a wide variety of commercial applications. Call
Bob Kurtz
CENTURY 21 Suburban
455-5880

COMMERCIAL INDUSTRIAL Space, 2300sqft. Office/mfg warehouse. Ideal for small business in Redford area. Lease with terms & price flexibility, ideal for print shop or other small mfg operation. 533-4455

NORTHVILLE - 2.84 acres zoned OS-1, 8 Mile & Haggerty, great opportunity to build in high traffic area. Owner financing - sewer & water in the street. Call
Gerry Dodds
CENTURY 21 Suburban
349-1212

WESTLAND - Prime 3 plus acres on Newburgh - development has many possibilities. For details contact
Bob Kurtz
CENTURY 21 Suburban
455-5880

372 Invest. Property

FANTASTIC INVESTMENT POTENTIAL
High traffic frontage. Zoned Commercial. Currently yielding $1,150 per month as residential rental. $139,900. Call for details.
Ask for JOLIE LEVINE
CENTURY 21 TODAY 855-2000

400 Maple EXECUTIVE SUITES
Downtown Birmingham
Private Offices From $500
- 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