CLASSIFIED REAL ESTATE

326 Condos

CREAMPUFF CONDO-NOVI
Decorator perfect 2 bedroom condo in great location. Updates galore. Fussy buyers delight. Hurry, won't last at $79,900.
CENTURY 21 HARTFORD 478-6000

NOVI:
GO WEST
Retired Sellers want to do just that! Bring an offer on this mint condition large 3 bedroom condo with basement & garage. $107,900. (DEL49OLA)

OPEN SAT. 1-4
39428 Country Lane
S. of 10 Mile (off Haggerty)
Sharp contemporary multi-level condo. Brass fireplace, ceramic floors, sky-light & security system. $115,900.

MAINTENANCE FREE
NORTHVILLE - Lovely, end unit condo with newer air conditioners, roof and windows. 3 bedrooms, 1½ baths and finished basement. $105,900. CALL SUE HEGLIN or DONNA SHANNON
462-1811
COLDWELL BANKER
Schweitzer Real Estate

NOVI: Priced to sell at $88,500. This 3 bedroom Novi condo with full basement and attached garage, backs to park. Call Tricha at 347-3050 or 344-7536
COLDWELL BANKER
Schweitzer Real Estate

OPEN SUNDAY 2 - 5
25175 GREENBROOK
Mint condition condo located in Greenbrooke at 10 Mile, 1/2 mile west of Telegraph. This townhouse is fabulous. Newer updated kitchen with microwave and newer cabinets. Master bath has Jacuzzi and updated cabinets and mirrors. Finished basement with full bath and carpet. Spectacular patio with impeccable landscaping. Too much to mention. Sound good? Then come see it!! Call:
DERRICK BROWN
RE/MAX EXECUTIVE
737-6800

OPEN SUN. 12-5. Potomac Towne condo, 3 bedrooms, 2½ baths, 3 levels with finished walkout. Deck and more. $127,000. 788-2541

Plymouth
PURR-FECTION!
Is what you will find in this 3 bedroom, 3½ bath condo located in Beacon Hollow. Other features include natural decor, updated kitchen, finished basement, sauna, central air, deck, separate family room, living room, natural fireplace, 2 car garage. $147,000.
Remerica
HOMETOWN REALTORS
453-0012
REMEMBER REMERICA

PLYMOUTH TWP. - 3 bedroom, 3½ bath townhouse. Attached garage. Gorgeous setting. $119,000. Buyers only call: 453-4921

ROCHESTER HILLS
New detached ranch condos
2 & 3 bedrooms
Call: 852-6060

ROCHESTER HILLS - By Owner. 2 bedrooms, 2 baths, lower end unit. Lots of light. Immaculate condition. Appointment only. Reduced to sell. $82,500. 656-8141

ROCHESTER-Land Contract. Walk to downtown. 2 bedroom brick condo, eat-in kitchen, spacious rooms, hilltop view. $59,500. 652-3899

ROYAL OAK - Townhouse Style 2 bedrooms, 1½ baths, all appliances including washer & dryer. Fireplace, fenced yard, central air, 6 years old. $70,500. 542-9194

SOUTHFIELD - EXCELLENT PRICE! Large ranch style, 2 bedrooms w/ neutral decor. Quality appliances included, storage, pool, & clubhouse. A buy at $50,000. Call Gordon at 855-6521, Century 21 MJL Corporate Transferee Service

SOUTHFIELD - Wellington Place, 12 & Telegraph. Private entry townhouse; over 2200 sq.ft. 3 bedrooms, 2½ bath, library, 1st floor laundry, basement & garage. $114,900. Realty World Cash 344-2888

SOUTH LYON - Beautiful adult community. Lovely end unit condo, excellent view, family room, fireplace, 2 baths, 3 bedrooms, new Florida room, upgraded cabinets, appliances, air, super clubhouse & pool. $59,900. 313-437-5896

TROY, 2 bedroom condo, finished basement, garage, fireplace, central air, appliances. Patio, pool, tennis court. $96,500. 641-5098

WALLED LAKE - Open Sun. 1-5. 309 Windway. Custom condo with great lake view/access. 2 bedrooms, 1½ baths, fireplace, central air, deck, 1 car attached garage, total upgrades. $94,000. 669-3476

SOUTH LYON
The Village at Eagle Heights
Brand New Condominiums
Ranches and story-and-a-half; 2 bedrooms include 1st. floor master suite, great room, 2 car garage, full basement, central air, deck.
From $112,900
Sales Center & Model: 437-3000
ADLER HOMES 229-5722

WARREN - English Village. 3 bedroom, 1½ baths, finished basement, all new: cabinets, ceramic floors, counters, paint. 885-2788 633-8585

West Bloomfield
Wooded Walk-out
2800 sq.ft. master ranch, 2 bedroom, den, 3 baths, dramatic vaulted ceilings, 2 skylights, 2 fireplaces.
NOTHING BUT PURE ELEGANCE THROUGHOUT!
Finished lower level with jacuzzi room, wet bar. Immediate occupancy! Only $198,900. Nina Amolach, Crosswinds Realty 661-5233

WESTLAND - Arbor Oaks Condos. 2 bedroom Ranch, 2 baths, appliances, fully carpeted, 2 car garage. $107,000. 261-3658

Westland - BRANDON VILLAGE SPECIAL! Open Sunday 1-5, 7450 Kingston. Livonia schools, 2 bedroom, deck, garage. $89,900 HELP-U-SELL of NWWC 454-9535

WESTLAND - OPEN SUN 1-5, 37543 N. Colonial. Livonia schools, 2 bedroom Townhouse, attached garage, basement. $75,900 HELP-U-SELL of NWWC 425-6881

326 Condos

Westland
BETTER THAN NEW CONDO!
2 bedroom, 1½ bath townhouse with full basement, attached garage, central air, deck, fireplace & Livonia schools! Immediate occupancy. $89,500. (51069).
Remerica
SUBURBAN REALTORS
261-1600

WESTLAND
JUST REDUCED! THIS 1990 built CONDO has it all!! Two bedrooms, 1½ ceramic baths (extra drawers & cabinets in main bath - plus master suite access). Ceramic foyer, 1st floor laundry, living room offers marble fireplace, 2 large windows and upgraded carpet throughout. Kitchen has light oak cabinets, snack counter and formal dining room with doorwall leading to a private 16x12 deck. Professionally finished lower level could be used as a bedroom or a beautiful family room. $94,500
ROBERT BAKE
Realtors
453-8200

Westland
MINT, MINT, MINT!
1,400 sq ft. condo, 2 fireplaces, full basement, formal dining room, walk-in closet, 2 decks, large open kitchen, 1½ baths, bay windows and more $87,000. (5102).

Westland
JUST LISTED
Don't miss this 2 bedroom first floor condo built in 1988. Stove, refrigerator, washer, dryer and dishwasher stay. Spacious open floor plan. Neutral decor. A must see at only $57,900.

Canton
MUST SEE
THIS BEAUTIFUL
Tastefully decorated home. Enjoy premium quiet location from custom deck that overlooks commons and park area. Also has privacy fence, many upgrades include: natural marble fireplace, ceiling fans, walk-in closet, oak vanities, 2 skylights. Just move in and enjoy. $78,900. (4629).
Remerica
PICKERING & ASSOC.
458-4900

Westland
PRIME LOCATION!
and absolute mint condition make this the best. 2 large bedrooms, 1½ bath townhouse built in 1989. Beautiful fireplace in large living room, dining room has doorwall to deck. Light & airy decor. Full basement & 1 car attached garage. Central air & much more. Livonia schools. $89,900. Call...
GARY JONES or PATTY STROPES
Remerica
HOMETOWN REALTORS
459-6222
REMEMBER REMERICA

Westland- Quail Run
$2,900 - DOWN
- New
- Exciting
- Affordable

2 and 3 Bedrooms, Ranches & Townhouse units, 2- 2½ baths, full basements, attached 2 car garages, wood decks, air conditioning, and MORE. 1,250 to 1,450 sq.ft. Priced from $99,900. Summer occupancy. Only 30 units. More than ½ sold. Don't miss out. Select your site now! $500 reserves (fully refundable).
N. on Hunter Ave. just W. of Wayne Rd. Sales Center open daily 1-5pm. Closed Thurs.
722-7254 or 264-6234

WESTLAND - WARNER FARMS
NEW CONDOS
Overlooking Woods
Attached Garages
2 Bedrooms, 1½ baths, basements
Private wood decks
For limited time price includes:
• Air, • refrigerator, • garage door opener, OR $2,000 Cash Back.
ONLY $76,900
Model on Hix, 700 ft. S. of Ford
OPEN SAT. & SUN. 1-5PM
Century 21 Hartford South 464-6400

WIXOM - adult co-op, 2 bedrooms, 2 baths, central air, finished basement, pool & clubhouse, $54,900. Owner 313-349-6556

W. BLOOMFIELD - Greenpointe. 2 bedroom, 2½ bath townhouse, 2 car attached garage, many upgrades. $109,900. 661-2896

W. BLOOMFIELD - Greenpointe ranch. Cathedral ceilings, skylights, 1st floor laundry, beautiful finished lower level with 15x30 family room, 13x20 3rd bedroom or den, full bath, 2 car attached garage, many extras. $144,900. 624-5706

W. BLOOMFIELD, OPEN SUN 2-5 7279 Greenfarm Road, N. of 14, W. of Halstead. The price is right for this beautiful 2 bedroom ranch with no one above. 2 full bath, 2 car attached garage, first floor laundry, vaulted ceiling, finished lower level. $130,000. Call: Phyllis Tunis "The Condo Queen" Ralph Manuel Realtors. 851-6900.

YOU'LL WANT TO MOVE $89,900 right into this updated townhouse style condo with new windows and doorwall, fresh paint, finished basement, and all appliances. With a great location and a great price, this one can't be beat! 462-1660

VALUE PACKED $78,500 2 bedroom, 2 bath condo that offers great square footage, large kitchen, all appliances, and the best location in a great Northville complex. Call today! 462-1660

FIRST SHOWING $139,900 North Farmington Hills 3 bedroom ranch unit, 2½ baths, finished basement, marble fireplace, first floor laundry, 2 car garage and dining room. 421-5660
The Prudential
Wolfe Realty
Independently Owned and Operated

326 Condos

W. BLOOMFIELD - Resort style living at Greenpointe. Luxurious townhouse with private courtyard, attached garage. Nature lover's dream! $109,900. 788-0296

W. BLOOMFIELD OPEN SUN 1-5 $86,900. 2 bedroom, 2 bath, hardwood floors, fireplace, balcony, carport. Move-in condition. 626-9660

327 New Home Builders

BEAUTIFUL HOMES BUILDING CO.
Custom build your home with our ideas or yours
Call for a Quote:
656-3374

GLEN EAGLES CONDOMINIUMS AT OAK POINTE
Brighton
Featuring new floor plans including: Ranch, Cape Cod & Colonial. Walk-out & golf locations available for limited time. From $189,500. Open daily 12-6, closed Thurs. Located on Brighton Rd., 5 minutes W. of downtown Brighton. Call Diane Paczas.
(313) 220-2929

NEW CONSTRUCTION EXCLUSIVELY RANCHES!!!
$124,900 on your lot or ours.
Howard Stanley Custom Homes.
CALL NANCY MEININGER 851-9950

NEW DETACHED CONDOMINIUM THE VILLAS
Just in time to choose your own carpeting. Our largest floor plan (2,300 sq.ft.) shows off with rich hardwood floors in kitchen/nook & foyer. The oak continues up the open stairway with 2x6 railing in clear lucite spindles. The colors are rich & the basement is extra deep for your finished plans. Value priced at $237,000.
Models open daily.
(313) 953-0080

330 Apartments For Sale

DETROIT - Babcock, 1 bedroom co-op apt. Carpeting, appliances, air, $12,500. 851-2688 or 563-4550

TAX CREDITS on new suburban apts. 2 to 126 units. IRS pays 85% of purchase price. Fantastic return for corps or individuals. 313-695-9665

332 Mobile Homes For Sale

AFFORDABLE LUXURY
PEACEFUL LIVING IN PLYMOUTH COMMUNITY
INVEST TODAY IN YOUR NEW Manufactured HOME!
ONLY $441 per month
INCLUDES LOT RENT
LITTLE VALLEY HOMES
474-6500 OR: 454-4660
10% Down, 240 Months @ $215.87 9.27 APR

BY OWNER: Milford, 1980 Schultz, 2 bedroom, 1½ bath, garden tub, dishwasher, brand new carpet throughout, fireplace, all blinds included, shed, $12,000. 684-6048

CANTON Royal Holiday Senior Homes, Marlette 12x70 w/Expando, 3 bedroom, all appliances. Must see to appreciate. Best offer. 459-3519

CANTON-Sherwood Mobile Village. Newly remodeled 3 bedroom, 1½ baths, 14x70. $10,000/best offer. 397-3697

CANTON
2 bedroom, bath, carpeted, dishwasher, appliances. 12 x 65. $1500. 728-3763

CHAMPION, 1986 - 14x70, 2 bedroom, 2 bath, skylight, shingle roof. Must move. $16,700. 525-0148

CLEARANCE SALE ON EXISTING MODELS
• Great prices • Plymouth Hills
CALL INFINITY HOMES: 454-3838

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.

SEPT. LOT RENT SPECIALS ON NEW MODELS
3/YR LEASE
$99 1ST YR.
$199 2ND YR.
$299 3RD YR.
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!

DON'T RENT!
Be An Investor In Your NEW 1993 Manufactured Home
Farmington Hills
* $380 Month *
Includes House Payment & Lot Rent
LITTLE VALLEY HOMES 474-6500
* 10% down, 180 mos. at $193.00 9.87 APR

1986 doublewide with central air, dishwasher, washer, dryer, & large deck. Must sell fast! $27,000. HOMETOWN USA 595-0606

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)

332 Mobile Homes For Sale

FAIRMONT - 14x58, large shed, inground barbecue, 90% furnished including microwave, washer/dryer. Well maintained. $12,000. 476-6691

FARMINGTON HILLS Senior Park, age 50 & over, Shannon 14 X 70, 3 bedroom, 1½ baths, central air, deck, awning, shed, more. 474-3366

HIGHLAND, better hurry. Marlette, 14 X 70, plus 8 X 18 Florida room, new carpet and living room, new furnace, air conditioning, well maintained. Appliances. $9500. 422-5672

HOLIDAY PARK, Mobile - Senior park, Canton area. A must see, clean & beautiful, all appliances, w/ shed. Will negotiate. 455-9491

HOMETTE, 14x72 at beautiful Plymouth Hills shows off front kitchen, island cookery countertop, wall range, dishwasher & disposal. Separate dining area, fireplace, new carpeting throughout and central air. $12,000. Call Mike at LITTLE VALLEY to arrange financing: 487-8020

LANDOLA, 1969, 12X60, new furnace, air, refrigerator, stove, garbage disposal, carpet throughout, remodeled tub. $5500. 347-4746

LIBERTY 1968, 12x38, 1 bedroom, appliances, new carpeting, Warren Ave. & Inkster Rd. area. $7200 negotiable. 425-9271

Novi/Farmington Area
JOANNE SAYS:
"These homes are a MUST SEE" - "So much room!"
1993 CARROLLTON - 28 x 56 with 10 x 28 covered front porch. 3 large bedrooms, 2 full baths, large closets, large utility room, kitchen appliances include side by side refrigerator, stove, microwave, dishwasher, disposal, doorwall leading to porch, corner lot and much more - offering 3 year lease at $299/mo. Priced at only $40,900.
1993 SKYLINE - 16 x 70, 2 bedrooms, 2 full baths, utility room, kitchen appliances include side by side refrigerator, island stove, dishwasher, disposal, skylights, vinyl windows, doorwall, and more. Offering 3 year lease, $299/mo. Priced at only $29,900.
FINANCING AVAILABLE
for those who qualify!
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 for slightly unqualified credit.
No reasonable offer refused.
HOMETOWN USA 595-0606

332 Mobile Homes For Sale

MOBILE HOME 1991 - 2 bedrooms, new carpeting, priced to sell, $17,000. Ask for Vicky or leave message. 442-7515

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 $36,900.
3 year lease for $299/mo!
Call Joanne
QUALITY HOMES
474-0320 or 474-0333

NOVI - SHADY lot in prime location. Haggerty & 12 Mile Rd. area. 60 ft. x 20 ft., appliances, air, blinds. $6,000. 348-3319

REDMAN, 1980, 2 large bedrooms, fireplace, air, large deck, washer, dryer & more. Free first month lot rent. No security deposit. Immediate occupancy. $13,500. 669-5717

WESTLAND, 1 bedroom, completely furnished. Low lot rent. Near Warren & Inkster. $8,500. Sorry no renting allowed. 261-8878

WESTLAND - 2 bedroom, well maintained, needs nothing. Air, awning over porch, shed. Great lot in nice park. $7700. David, 421-5719

WIXOM AREA
4 bedroom, 24x60, all appliances, large lot, $16,500. 356-5568

12 MONTH FREE RENT
Commerce Meadows, 1989. 14 X 70, 2 bedroom, 2 bath, central air, all appliances, $19,900. 669-6959

3 BEDROOM
doublewide with shed, central air, washer & dryer, and more. Immediate occupancy. $19,900
HOMETOWN USA
595-0606

4 BEDROOM
2 BATH HOME
Only $27,350.
Now On Display At:
CENTRAL OUTLET
8705 Belleville Rd.
1-800-432-2525
Open 7 days

333 Northern Property For Sale

ELK LAKE LOT - 109 ft. of water frontage. Wooded lot with health department approval. $150,000. 616-536-7187

CENTRAL MICHIGAN
80 acres of prime hunting land west of Mt. Pleasant - $30,000.
Lake front cottage on Martiny Lakes - $73,000.
Muskegon River A-frame, A+ condition - $59,900.
Halfmoon Lake waterfront - $11,900.
COLDWELL BANKER
Lakes Realty
8520 100th Avenue
Stanwood, MI 49346
(616)972-8300

333 Northern Property For Sale

ALPENA, MI
Local pizzeria doing great business year round. Established clientele...has two successful locations. Apartment home included in sale. Live in or rent and collect the payment. Seller will sell individually or make package deal. (3-1616 & 3-1614). Please call Roy Belanger.
BANNER REALTY 517-356-1177

BEAVER LAKE, MI
60' fishing and boating fun! Beautiful two story waterfront home. 4 bedrooms, 1.5 baths, & 2,400 sq.ft. of spacious living. Fireplace, full basement and garage. (2-1409). Please call Dona Gallagher
BANNER REALTY 517-356-1177

CHARLEVOIX ESTATES
Northern Michigan's newest resort community. Clubhouse, swimming, tennis, jacuzzi/exercise room & more! Purchase new, 3 bedroom, 2 bath manufactured home. $425/ month, includes lot rent.
1-800-252-3789

HARBOR SPRINGS spacious 4 bedroom, 3 bath home near golf & ski mecca. Too many extras to mention. Reduced $94,900. 616-526-7925.

HARBOR SPRINGS - MAIN STREET, 2 blocks to town. 2 new deluxe condos, 4 bedroom, 3½ bath, furnished. 313-426-2507

LAKEFRONT permanent home, 130' frontage, 4 bedrooms, 3 baths, Gaylord area. $170,000. By owner, No brokers. 517-939-8894

LAKE/RIVER/HUNTING PARCELS
RED CARPET KEIM REAL ESTATE
14 offices serving northern lower Michigan & the eastern U.P.
1-800-992-9119 ext. 777

NORTHERN MICHIGAN, CHEBOYGAN
Waterfront lots and/or several homes on Mullett Lake, Lake Huron, Cheboygan River, Long Lake, Black River, Black Lake, Munro Lake and Paradise Lake. Also, acreage properties available. Contact Fralick & Associates Real Estate, P.O. Box 217, Cheboygan, MI 49721, 1-800-235-9959

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

PORT SANILAC-1700 sq. ft. newer ranch. 3 bedrooms, 2 baths, natural gas, city water. Nestled in woods. $74,900. 313-622-9818; 622-8498

SUGARLOAF RESORT
Year-Round or Vacation House
Private, no maintenance yard overlooking the 13th fairway and the ski hill at Sugarloaf. Indoor tennis, swimming, golf, skiing. Airport at the resort. 3 bedrooms, 2½ baths, living room with fireplace, pub room with fireplace, 2-car attached garage with workshop, Japanese garden area, dining & sun deck with distant view of Lake Michigan. 1½ miles to Lake Michigan Beach, 8 miles to Leland. All appliances. Leland Schools. Immediate possession. $129,000. 616-228-7378

UP NORTH HOMES
• CUSTOM HOMES
• CHALETS
• LOG HOMES
Built in Greater Petosky area.
1-800-732-3988

333 Northern Property For Sale

ROGERS CITY AREA - Great hunting & recreation land. 18, 40, 68, 110, 270 acre parcels. Land contract available. Call: 517-379-4284

WALLOON LAKE
Town & Country Log Home with 200' lake frontage. 616-347-8501

335 Time Share For Sale

HELP! RCI - Two Red Weeks.
Sleeps Four
Deeded
702-361-3031

NEAR DISNEY WORLD-2 bedrooms, 2 baths, deluxe unit. Flex week. Includes 2 RCI weeks. $8,900 737-2274

336 Southern Property

HUTCHINSON ISLAND, Stuart FLA. Oceanfront, luxury, 3 bedroom, 2 bath condo. Fully furnished. $181,900. Terms available. Owner. Days: 540-0010; Eves: 646-5876

PALM BEACH AREA: Gated waterfront community. Tennis, boat-docks, fishing, bike to beach. Condo/ waterview, 2 bedroom/2 bath, $155,000. House/garage & spa, 3 bedroom, 2½ bath. Reduced to $167,500. TRIO PROPERTIES, INC. Dale Bussey: 1-800-238-8746

338 Country Homes For Sale

BEAUTIFUL, SPARKLING SNOW WHITE "vinyl sided" country Ranch on a beautiful manicured acre lot. 3 generous bedrooms, 2 full baths, dream country kitchen, upgraded cabinets, oversized 2½ car garage & so much more! Possible lot split in 1996! Asking only $105,900.
Remerica
COUNTRY PLACE
454-4400 981-2900

DRYDEN - By Owner: Updated turn-of-the century farm house on 2.5 acres with frontage on large, private pond. New decks, kitchen, bath, roof and septic field. Spectacular setting surrounded by 60 Yr. old pines. 25 min. from downtown Rochester. Adjacent 3.8 acres available. $125,000. 313-796-3895

RANCH on 10 acres in quiet, friendly Milan. Open House Sun., 2-4. U.S. 23 south to exit 25, right on Plank 1 mile to Darling left ½ mile. $119,900. Blake Realty. 313 439-0500

339 Lots and Acreage For Sale

ANNOUNCING
TIMBERVIEW ACRES
$3000 down
Gentle rolling, 2½ acre sites, some with walk out basements, your builder, Easy access to western suburbs and Ann Arbor. Financing Terms Available. Call:
J.A. Bloch & Co.
Gach Realty
559-7430

AREA - PRIME PARCELS
Many areas.
Call Heritage
348-1300

BRIGHTON TOWNSHIP - 4 lots. Buno Rd.: 2 are 3.72 acres at $65,000 each, 2 are 1.31 acres at $55,000 each. 3 pond lots, Culver Rd.: 1.04 acres at $65,000; .94 acres at $50,000; 1.05 acres at $35,000. 646-4290

BRIGHTON - 2 ravine lots, wooded, very secluded, 1½ acre each. Improved sub. Restrictions. Terms. $53,000 each. (919)489-0503

339 Lots and Acreage For Sale

BEAUTIFUL WOODED LOT
(150 x 150) on a rolling hill in popular Chapel Hill Estates. Nice residential area. Possible walk-out basement and circular drive. City water, gas and electricity available. Land contract available. $69,900
WEIR, MANUEL, SNYDER & RANKE 689-7300

BLOOMFIELD
HOMESITES FOR SALE!
Call Judy Baker at 737-0690
Herbert Lawson, Inc.

BLOOMFIELD HILLS - absolutely gorgeous ¾ acre wooded lot. City water & sewer. Bloomfield Hills schools. Terms $115,000. 626-3820

CORNER LOT, with boat dock, on Commerce Lake. S. Commerce Rd., Woodcreek Subdivision. 100x190. $82,500. 663-9163

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

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

NEW CONSTRUCTION EXCLUSIVLEY
New Sub Carey Glen Estates.
Scenic rolling acreage sites.
From $51,000.
CALL NANCY MEININGER
363-9950 Or 851-9950

NOVI - Improved lots for sale. Call Judy Baker, 737-0692. Windham Realty Group, Inc.

ROCHESTER HILLS
North Oaks Subdivision
The most prestigious subdivision in the area. Fully improved ½ - 1 acre lots available for or builders.
From...$69,900
Singh Development Co., Ltd.
Call (313)433-1100
Ask for Dan

339 Lots and Acreage For Sale

BLOOMFIELD HILLS - BEAUTIFUL WING LAKE. 80 foot frontage on this picturesque lake. Water and sewer at the street. Southern exposure. $475,000. EC-H-FOR

BLOOMFIELD HILLS - LIGHTLY WOODED SETTING. High elevation above road. Bloomfield Hills Schools and mailing. Sewer and water at street. Ideal location for home office. $59,900. EC-H-OOTEL

MAX BROOCK, INC. 646-1400

CANTON - WOODED LOT
Build your dream house on this one acre with stream. Possible walkout basement. Large trees. Remote area of N.W. Canton. $74,900. Century 21 Gold House. 451-9400

LIVONIA: Wonderful, private building site, lot 9, Heart Sub., over ½ acre. Site abuts Hines Park & has several easements. Alois St. W. of Newburgh, South off Plymouth Rd., end of street, west side. $46,900. ALEXANDER REALTY 585-8222

ROMEO - 2.5 acres, prime, elevated, septic in, ground level framed, ready to rough, adapt approved plans to your liking. $82,500 cash. 752-9853

SEE today's ad under auctions - #700. (Real Estate Auction)
Lloyd Braun, Ann Arbor, 665-9646
Jerry Helmer, Saline, 994-6309

TEN wooded acres 7 miles from downtown Petoskey, $12,000. 669-5208

TROY
BIRMINGHAM SCHOOLS
Prime residential lot, beautiful, heavily-treed, city water and sewer, 194x135.
Asking $89,900. 433-3767

TROY. Two parcels, each 100'x 648'. Approximately 3 acres zoned residential. Two existing houses. Value is in the land. $225,000 (EC-B-VJOH) B12111.
Call 644-6700
MAX BROOCK, INC., REALTORS

366 Ofc.-Bus. Space Sale/Lease

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
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365 Business Opportunities

ALTERATION SHOP for sale, (lady's & men's) includes all equipment, gross income monthly, $5-$6,000. 645-6461

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

ART GALLERY in Birmingham, opening November 1993, needs investor, $20,000 required. Business plan available. 730-4195

ATTENTION BUSINESSES and Schools. Free candy/snack service. Preference to locations with 20 or more employees and/or extensive public contact. Call Soho Snacks, leave a message 313-647-9061

BUSY RESTAURANT/catering/carry-out/pizza, seats 40, prime corner Waterford/Pontiac. Priced to sell. 399-4188 682-3453

CANTON
Established repair & sales with easy hours. Needs mechanical person with a mind for business. $90,000.
ASK FOR BOB
Realty World
Robert Olson Realtors
981-4444

CHRISTMAS TREES
Sell premium quality Northern scotch pine. Call now for this season. 313 427-8560 or 616 388-5244

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

FLOWER SHOP
1 block from funeral home. Westland/Livonia border. Established 8 years. Golden opportunity. 525-3338

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

LIVONIA ICE CREAM BUSINESS
Including all equipment, excellent location in busy strip mall. Call for more details.
JOE DURSO
RE/MAX WEST INC., 261-1400

MANUFACTURER'S REP wants active investor to buy into well established business. Selling major accounts (K-Mart, etc.) Resume to: PO BOX 318, Birmingham, MI, 48012

RETAIL WATCH Sales & Repair shop for sale. Includes equipment fixtures, parts & merchandise. Nice location in downtown Farmington. Low overhead. For details, 477-3233

365 Business Opportunities

GREAT GREEN HOUSE opportunity, 4 green houses, garage, storage buildings, 3 bedroom house on 1½ acres. $94,900. Land contract terms. Ross Realty 326-8300

HAIR SALON, Farmington Hills Established & busy. Owner willing to stay. For more information call after 7pm 227-5425

HIGH FASHION LINGERIE
Start up cost from $99. Free training. Call Jan between 9am & 12 noon: 313-746-3385

PARTY STORE FOR SALE
1800 sq. ft. in Plymouth, Mich. Pizza, Sub, Deli, Beer & Wine. 454-4241

SECURE YOUR FUTURE & lifestyle. Rewarding part time business. Little risk, $10 investment to start, free training. After 5pm 569-3803

SOUTH LYON - Carry-out food operation, great high traffic location. Steady business. Much equipment included. For details call...
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REAL ESTATE ONE
348-6430 349-2473

VENDING MACHINES
Quarter candy
Not located
271-7926

WORK FOR YOURSELF
You can own your own cleaners with all the equipment to do shirts and dry cleaning. Company has been established for 3 years and is located in N. Canton Twp. Asking $119,900.
CALL CHUCK AT 453-8700
RE/MAX CROSSROADS

366 Ofc.-Bus. Space Sale/Lease

ACT NOW - Eton Office Plaza, 1721 Crooks, Troy. Large 2 room suite, Oct. 1 occupancy. All utilities, janitorial service, $390/mo. 626-2580

ALTERNATIVE OFFICE
I-275 & 8 MILE
- Full or Part Time Offices
- Conference room available
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- Bookkeeping/Billing
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A Excellent LIVONIA Location
$55/wk
INDIVIDUAL Private Offices in shared Executive Suite includes receptionist, conference room/coffee. Also PRIVATE SUITES 14,000 sq.ft. includes conference room, utilities & janitorial. Brokers Protected
On-site Management & Restaurant
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DOWNTOWN PLYMOUTH
1 suite, 1180 sq. ft.
Utilities furnished, excellent parking. 455-7373

366 Ofc.-Bus. Space Sale/Lease

Announcing
executive offices from 150 sq.ft. with complete secretarial services. Short term lease. Prime locations in Novi, Canton, Ann Arbor, Sterling Heights and Detroit Ren Center.
Call International Business Centers -- 344-9500

BIRMINGHAM, Ideal location, 1 block from center of town, 2 ground floor windowed offices available, non smoking. Includes parking. $350 mo. Call Kathy. 642-3554

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

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

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

EXECUTIVE OFFICE SUITE
3 rooms, first floor, includes all maintenance and utilities. $395 month, no lease required. 10 Mile/ Grand River area. Building is alarmed. Call 477-7700.

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

FOR LEASE
Maple Business Center
Available offices from 350 sq.ft. to 8,000 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.
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(313) 626-0590

LARGE PROFESSIONAL OFFICE
Available in attorney's suite.
I-96 & Farmington Rd., Livonia.
513-8380

LIVONIA - Farmington Rd. better than new, from 1 room to 3200 sq.ft. utilities included. Month-to-month or lease. Good price. 425-5252

LIVONIA, for lease, 1 or 2 room suites, on 8 Mile Rd. near Farmington Rd. Secretarial and telephone services included. 478-2442

366 Ofc.-Bus. Space Sale/Lease

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

IDEAL OFFICE & RETAIL SPACE
From 165 sq. ft. to 1300 sq. ft., starting from $175 including utilities. First and second floors available. Ford Rd. & Middlebelt. Call Judy at Key Properties, 455-2420.

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
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 645-9880

LIVONIA-Seeking accounting professional to share fully equipped small office with same. Rent negotiable. Contact Jackie at: 442-0620

LIVONIA - 5 Mile & Farmington. 1 room 168 sq. ft., $180/mo. 3 rooms 370 sq. ft., $370/mo. All utilities. 422-2321

MEDICAL office space. Plymouth/ Northville area. 1,000 sq.ft. 3 exam rooms & lab. $1050 per mo. + utilities. 349-9488

NOVI - 8 Mile & Novi Rd. 1,020 sq.ft. suite available for immediate occupancy. Newly decorated. Utilities, taxes & janitorial service included. 349-0260

QUAKERTOWN MEDICAL CENTER
Nicely done 1100 sq. ft. medical suite, $110,000. Broker owned. Garnet Johnson & Assoc. 662-3282 or 668-8219

Prime Southfield
NORTHWESTERN/12 MILE
Suite available with all utilities paid. Conference room & storage. Good parking. Secretary & phone services available on premises. Call 358-5670

Southfield Northwestern/12 Small contemporary office building has 2 suites available, 860 sq.ft. & 1000 sq.ft. Both suites decorated & ready for occupancy. Let's talk. David Silver, 353-9010

SOUTHFIELD - On 12 Mile between Evergreen & Lahser. Nicely finished office suite containing 4,832 sq. ft., ample free parking. Will lease at very reasonable price if you can use all of the space. Any term lease. Immediate occupancy. 647-7192

366 Ofc.-Bus. Space Sale/Lease

NOVI - 10 Mile/Taft. 1 story professional office building. 400/800/1100 sq. ft. available. Minimum 3 yr. lease, private parking. 347-4664

OFFICE BUILDING
2500 sq. ft. Rent all or part.
Pontiac Trail, Walled Lake.
363-1540

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.
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(313) 471-7100

TROY - 1600 sq.ft. Northwest corner of 15 Mile & Livernois. Retail/Office. 230 car parking. Low rates. 778-0120, 862-6769 fax: 778-3781

WALLED LAKE, Office/Warehouse 1000 sq ft. $400 per month. SANBREEN COMPANY 313 647-3250

WALLED LAKE STOREFRONT
800 sq.ft. $500 per mo.
SANBREEN COMPANY
(313) 647-3250

WATERFORD-Newly renovated office building, 8 minutes from Oakland Circuit Court. Combination law library, conference room, kitchen, handicapped ramp & plenty of parking. Contact Elias Escobedo, days: 313-333-2500 Eves: 313-363-3872

W. BLOOMFIELD - Private offices. Pay monthly - no lease required. Starting at $240. Call Walter. 932-0970 CHOICE PROPERTIES

367 Bus.-Prof. Bldgs. Sale/Lease

ROYAL OAK
Downtown, 1000 sq ft farm house. Ideal for art gallery or real estate office. $750 644-8993

368 Commercial/ Retail

COMMERCE, prime corner, 2,000 sq.ft. $595. ROCHESTER HILLS, prime location, Auburn Rd. 1800 sq.ft. you finish, $100. 703-459-8548

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

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

368 Commercial/ Retail

FARMINGTON DOWNTOWN
On Grand River in central business district.
High traffic area near theater.
Following spaces available:
- Street level - 1550sqft.
- Street level - 2600sqft. (Could be combined)
- Upper level - 1400sqft.

ALPHA PROPERTIES: 261-6450

PLYMOUTH/NORTHVILLE area. Retail office. 800 sq.ft. & 1,000 sq ft. available. 349-9488

PLYMOUTH OLD VILLAGE
1 or 2 retail units on corner. Approximately 850 sq. ft. Victorian style building. In $90,000's. 641-8372

WAYNE - Michigan Ave. - 3600sqft., 4 overhead doors, hoist. $1575 month plus security. Call Mark. 721-4030

369 Indust./Warehouse Sale/Lease

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

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Award Winning Development
Industrial Suites
M-59 at PONTIAC AIRPORT
Suites From 1200 - 8500 sq. ft.
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Available Novi/Walled Lake area. 1200-2400 sq.ft. Office warehouse & shop areas. Central air. Benstein Business Park 624-5370

INSIDE STORAGE OR WHATEVER
700 sq.ft. Electricity & heat. West of Plymouth. 348-2592

370 Income Property

INVESTORS - 7 single family homes in Inkster, tenant occupied, long term Land Contracts available. Ross Realty 326-8300

371 Comm'l. / Ind. Vacant Property

LIVONIA COMMERCIAL Property, 18018 Middlebelt between 5 & 6 Mile, N. of Puritan. 200 ft. x 200 ft. available zoned OS. Sellers motivated. Priced below market. 458-6822

2 ACRES ON US-23
In Whitmore Lake on Barker Rd., Exist $95,000. Call Nelson & York, Inc. 449-4466

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