

M FITZGERALD

REAL ESTATE (1978) LTD.

REAL ESTATE BROKER

PENETANG

5 Robert St. W.

549-7426

"WE MAKE HOUSE CALLS"

Wade Cadeau
549-8136

Al. Leroux, Manager
549-2998



39. TRIPLEX

M-834 \$5,700 annual income from 2-1br and 1-2 br apartments. Separate hydro meters. Asking only \$35,900.

40. VILLAGE COMMERCIAL

M-2428 1349 sq.ft. store plus 576 sq.ft. showroom plus 2480 sq.ft. storage or warehouse space plus lovely 3 br apt. and space for a bachelor apt. Ideal for any commercial venture.

41. KING ST., MIDLAND

M-2429 — 25 ft frontage downtown Midland. Good building with about 1500 sq. ft main floor plus 2nd storey. Asking \$110,000 with owner willing to hold mortgage.

42. INCOME 4 APTS.

M-2370 Situated in Sunnyside. Two 1 bedroom apts. and two 2 bedroom apts. Tenants pay all utilities. Income \$880 per month. Call for complete details.

43. COMMERCIAL AT BEACH

M-2145 Balm Beach office available lot 52x100 with frame 16x24 building. Asking \$22,000.

44. DOWNTOWN MIDLAND

M-2281 Investment property includes 3 stores and 6 apartments. Stores presently leased. Call for further details.

LOTS

45. WATERFRONT - \$13,900

M-2432 — 240 ft of frontage with over 2 acres of treed property situated on the east side of one of Georgian Bay's history islands with sandy beach and good financing.

46. INDUSTRIAL ZONING

M-2302 Vacant land zoned so that your residence may be combined with your business. Ideal for many types of businesses. Call today for more information. Asking \$25,000 with terms.

47. SECLUDED BUSH LOT

M-2408 Here it is, 4 acres of well treed property to build that dream home. Only 10 minutes from Midland. Asking \$19,900.

48. TREED LOT

M-2393 Build your dream home on this gorgeous property, only a skip and a jump from Penetang Bay. Waterfront access, good swimming area. Only \$12,500.

49. GREEN ACRES

M-2401 Gorgeous 39 acre parcel consisting of pine and hardwood, beautiful building site for your dream home, situated close to the beach, try an offer. Asking \$42,000.

50. BUILDING LOT

M-2392 Gorgeous treed level lot with waterfront access and municipal water available. Year-round access. Only \$18,900.

51. WATERFRONT LOT

M-80' frontage. Septic and foundation installed. Beautiful view. Act today, build tomorrow. Asking only \$38,900.

52. BUILD YOUR OWN HOME

M-2224 This 50x153 lot on Hugel Avenue is priced right for Spring building. A Maple tree, a good location and a view of the bay for only \$15,500.

53. WATERFRONT LOT

M-2390 Build the cottage of your dreams on this gorgeous treed lot with sandy beach and very sheltered. Buy now and be ready for Spring Southern exposure the best.

54. KING SIZE LOT

M-2366 Huge well treed building lot serviced with municipal water located in a well established beach area with waterfront access. Only \$9,500.

55. BEAUTIFUL BLDG LOT

M-2358 Glenbrook Gardens well treed large 208' x 170' building lot - municipal water and paved roads - park on the water for residents. An excellent location.

56. REI COURT

M-2008 Excellent building lots on Silverbirch Lane. A lovely residential area. Buy today, build tomorrow.

57. ISLAND WATERFRONT

M-2308 Ideal building site on Little Beausoliel Island. Try your offer.

58. MIDLAND LARGE LOT

M-2323 Large lot in good location. Ideal for your new home. Asking \$15,000. as is or will build to your plans.

59. COMMERCIAL LAND

M-2068 Large lot fronting on King St. Excellent highway commercial property. Owner will hold mortgage. Open to offers.

60. ACREAGE

M-2235 12th Conc. Tiny Township 80 acres. 10 acres cleared, balance mixed bush. Ideal building site. Priced to sell. Call for complete details.

RESIDENTIAL



1. "3/4 ACRE"

P-749 — 3 bedroom modern brick home, with finished basement, 2 bedroom apt, very private area, beautifully treed surrounded by nature. \$48,000



2. "UPTOWN LOCATION"

P/744 — Stately older home, only steps from Main Street, 4 bedrooms, 2 fireplaces, 2 baths, new furnace and much more. Priced to sell at only \$48,500.

3. TREE-MENDOUS

P/790 — Beach country home. Modern 3 bedroom. Gorgeous treed lot, two fireplaces, sundeck, garage, well tailored grounds. Full basement. This home is immaculate. Permanent resident permit. Owner asking \$52,900.

4. HALF-WAY HOME

P/768 — This cosy little bungalow is being completely remodelled. New furnace, plumbing, roof, etc. Situated on a mature treed lot containing about 1 1/2 acres of land on Vinden Street. Asking only \$28,500.

5. VICTORIA CRES-CENT

P/779 — This 3 bdrm home features newly completed family room, large living room, eat-in kitchen, 4 pc. baths and utility room. Very quiet location. \$34,900.

6. COUNTRY VIEW IN TOWN

P/804-From this hilltop bungalow featuring new garage and large porch entrance, modern kitchen, dining area and panelled living room, 4 pc bath, 2 large bedrooms up, with gorgeous 30'x20' rec room and fireplace, extra bedroom in basement. \$54,900.



7. EXECUTIVE CUSTOM

P/794 — 1200 sq. ft of luxury living in this specially built, 3 bedrooms, brick bungalow. Ultra modern kitchen and dining room, 4 pc. ceramic tile bath and vanity. 21' living room with patio doors onto 600 sq. ft cedar deck. Full finished basement, 10' ceiling height rec. room 30' x 25', red plush rug, extra bathroom, workshop, laundry and cold storage room. Owner moving sacrifice price at \$56,900 on 70' x 150' treed lot.



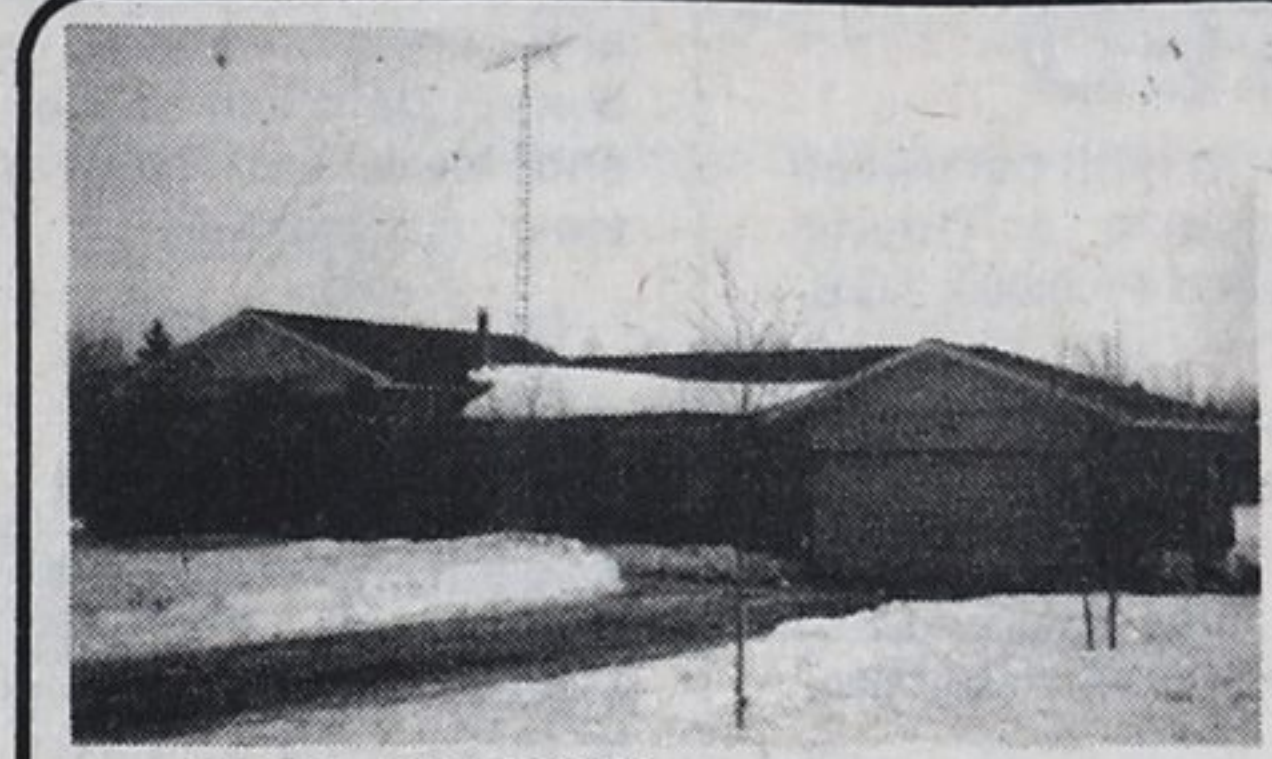
8. FAMILY JEWEL

P-779 — This meticulous 1 1/2 storey home features large bedrooms, eat-in kitchen, bright living room, 4 pc. bath, separate laundry room, broadloomed and vinyl cushion floors, garage. \$34,900.



15. JUST FOR YOU

P/798 — This very attractive bungalow has been newly renovated, super location, close to park and swimming. Full basement, new aluminum siding, large kitchen, living room. \$35,000.



9. EDGE OF TOWN

P/808 — Features country living on 1 acre of privacy, lovely custom 3 bedrooms, brick bungalow, formal dining room off modern kitchen, 4 pc. ceramic tile baths. Double attached garage with entrance to full finished basement, broadloomed, rec. room, fireplace, extra bathroom for \$67,900.

10. "GOT TO GO"

P/807 — This 3 bedroom Northlander mobile home is only 5 years old. It is 65' long and is sitting on a very attractive lot. Also included is a large wooden barn style storage shed. Asking \$17,500.

11. ELBOW ROOM

P/803-This charming 1 1/2 storey 3 bedroom home features pioneer style stone fireplace in tastefully decorated 28' living room. Family size kitchen off big bright den entrance; patio doors exit onto concrete and marble patio with creek fed fish fountain. All this on huge treed lot 182' x 214'. Priced to buy at \$43,500.

12. "ONE ACRE LOT"

P-699 — In town, modern 3 bdrm aluminum siding, bungalow with 2 kitchens, 2 baths, panelled throughout, broadloomed and cushioned floors, full basement, close to park and beaches. Only \$38,900

13. CLASSICAL BEAUTY

P/806 — This superb home is situated directly across from a waterfront park on two lots over 170' frontage. All custom built, two fireplaces. Other extras too numerous to mention. Asking \$79,900.



14. "FOR YOUR FAMILY"

P/810 — This home has it all. Full basement, 3 bedrooms, 4 pc. and 2 pc. baths, sundeck, dining room, large kitchen. Quiet Street, large garden, plus fruit trees. Only \$38,900.

16. "BROAD STREET"

P/765 — 4 level brick bungalow. 3 bedrooms, rec. room, garage, spacious yard. Yours for the low price of \$55,000.



17. STOP LOOK, YOU'LL BUY

P/809 — Super clean 3 bedroom home in Brule Heights, large kitchen, dining room, extra bath off beautiful family room. Well landscaped lot. Owner moving. Only \$36,000. Need \$3,000 down.

COMMERCIAL

18. CLEAN PROFIT

P/782 — From this established laundromat excellent Main Street location, minimal time and effort required to operate. Concrete block building 1538 sq. ft, 10 years old, all new 15 washers and 10 dryers. Gas furnace and hot water. Excellent return on \$79,000 investment.



19. INVESTMENT

P/723-Property with shop close to downtown. This triplex has been fully renovated inside and out. Very good return. Large lot. Huge shop in rear. \$57,900.

20. POTENTIAL UNLIMITED

P-777 — 11 acres of property with over 1900 feet of corner highway frontage across from popular Golf and Country Club. \$275,000.



21. SUPER INCOME

P/802-This apartment building is an investor's dream. It features a brick building in mint condition, fully paved drive and large parking lot, double gas furnace. Very good return on investment. New 12 per cent mortgage. \$65,000.

22. PUMPING PROFITS

P/787 — Over 380,000 gallons from this gas bar, grocery store and propane filling station on 4 corner location. Also modern 3 bedroom home with walk-in cooler, full basement. This business is making money. Require good down payment, owner hold mortgage, details available to serious



23. WYEBRIDGE

P-770 — 2 storey, 4 bedrooms or 2 bedrooms apartment, full basement, dual furnace, 95' frontage on Hwy. 27, backs on to river. Good condition. Only \$43,900. Owner will hold mortgage.

COTTAGES



24. WATERFRONT PARK

P/801 — Lovely view of Bay, furnished 2 bedrooms, combined living room and dining room, large fieldstone fireplace, 4 pc. baths, fully carpeted, situated on large lot 100' x 200'. \$39,000.



25. BEACH AREA

P/797 — Finished on both levels this raised bungalow has a Spanish touch. It has a patio and upper deck, fireplace, 4 bedrooms, large living room, family room, huge 1/2 acre lot. Owner has moved. \$49,900.

26. GORGEOUS WATERFRONT

P-786 — Western exposure from the beautiful screened sunporch you can watch the breathtaking sunsets on Georgian Bay. Electrically heated. Cottage features large living room, huge kitchen, 3 bedrooms, good well, all sitting on 129' of waterfront. Only \$69,900.

WANTED
Full time salesperson for active office, experience preferred. Call Al Leroux.



27. LOOK NO FURTHER

P/769 — Here it is...A winterized cottage, directly across from waterfront. Permanent residence permit, good well and septic, new roof. Only \$29,900

LOTS

28. TREED LOT

P/795-100' x 150' cleared building lot, waterfront park access approx. 300 yards - piped in water, culvert installed in driveway. \$9,900.

29. NEARLY AN ACRE

P/796-Large lot ready for building 125' x 262' new approved septic system. Drilled well with pump. Hydro already on property. Only \$14,000.

30. "WATERFRONT LOT"

100 x 200 prime property on protected beach, south easterly exposure. Well treed. \$45,000.

31. MAIN STREET

P-747 — Commercial building lot, unlimited potential. Owner asking \$36,000

32. COUNTRY LOT

P/766 — 125' x 156', Concession 17. Priced to sell at \$8,500.

33. YEO STREET

P/626 — Serviced building lot 74' x 100', \$10,000.

FARMS

34. HOG FARM

P/805 — Modern up-to-date Farrowing and Gestation operation. New buildings, galvanized exterior, all insulated, 1/2" plywood interior walls, poured concrete slatted floors over liquid manure tanks, all electrically heated. 64 dry sow crates, 18 farrowing crates, all individual water and feeder trays; on 4 1/2 acres of land, old 2 storey, 3 bed farm house and 30' x 50' old bank barn. Excellent buy at \$74,900. Owner hold mortgage.

35. 100 ACRES

P/784 — Beautiful acreage hardwood bush and spruce trees, 30-40 thousand red pine plantation, 5-6 hundred apple trees now bearing fruit, 6-7 acre beaver pond, also available recently completed forest management survey from Dept. of N.R. Owner asking \$77,900.

36. 100 ACRES

P/739 — Excellent working farm, 5 bedroom brick home with walk in freezer and cooler, barn 60' x 40', Pole barn 60' x 30', Concrete silo 630 ton capacity, 80' feed belt, 1800 bush. grain bin. New drilled well, 400 amp Hydro. Overall condition very good, \$150,000. Owner hold mortgage.