

# M FITZGERALD

REAL ESTATE (1978) LTD.

REAL ESTATE BROKER

# PENETANG

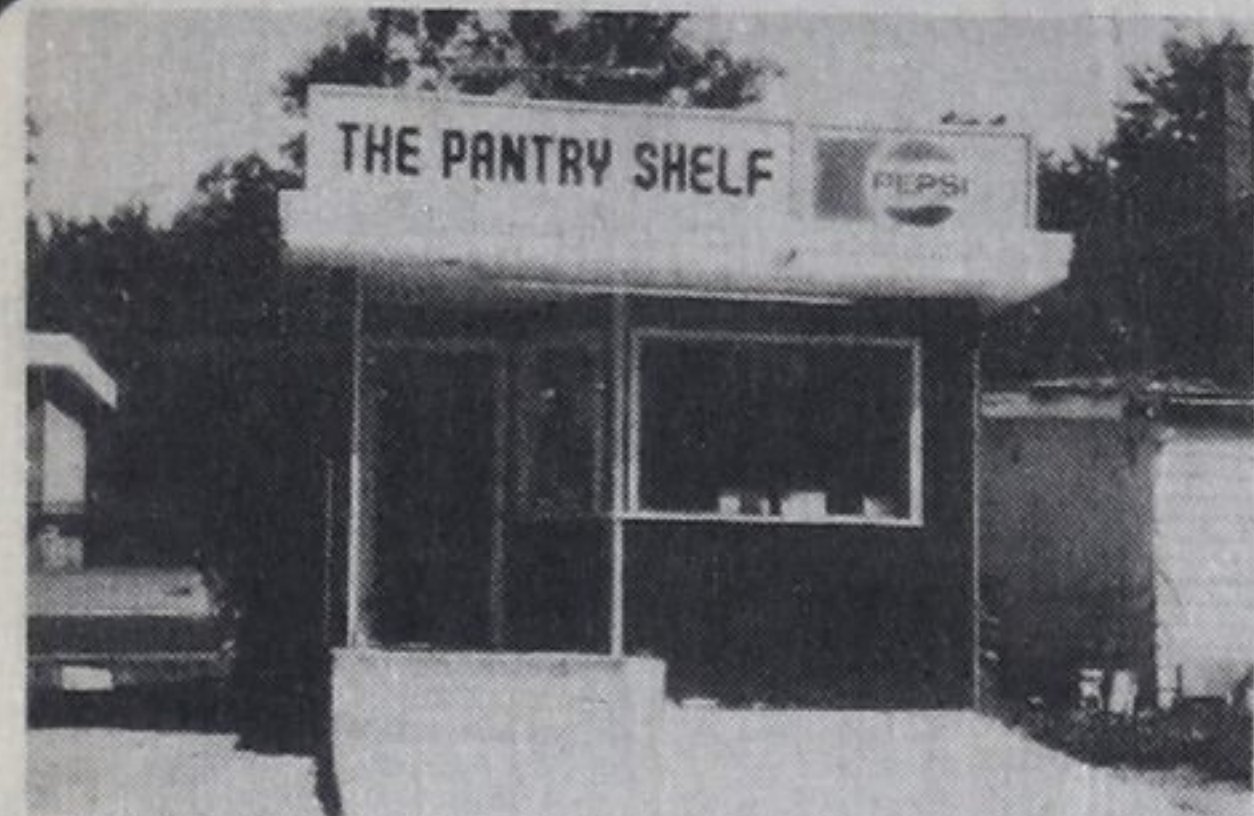
5 Robert St. W.

549-7426

# "WE MAKE HOUSE CALLS"

Wade Cadeau  
549-8136

Al. Leroux, Manager  
549-2998



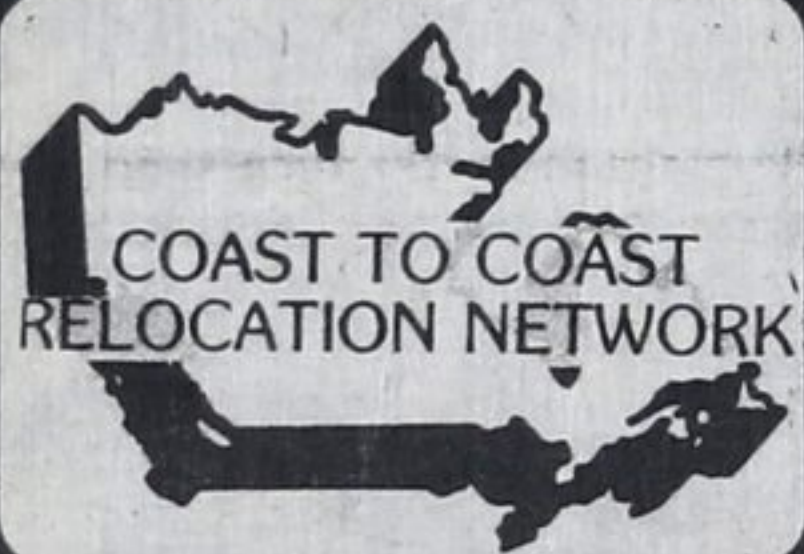
### 49. THE COMBINATION

M-2455—Variety store and 3 b.r. bungalow providing income plus accommodation 10 per cent first mortgage. A low down payment can put you in the drivers seat. Asking \$47,000.

### LOTS

- 50. 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.
- 51. COMMERCIAL LAND**  
M-2068 Large lot fronting on King St. Excellent highway commercial property. Owner will hold mortgage. Open to offers.
- 52. 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.
- 53. 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.
- 54. REI COURT**  
M-2008 Excellent building lots on Silverbirch Lane. A lovely residential area. Buy today, build tomorrow.
- 55. ISLAND WATERFRONT**  
M-2308 Ideal building site on Little Beausoliel Island. Try your offer.

### Canada Contact



through your Independent Real Estate Broker  
Member Canadian Assoc. Independent Real Estate Brokers

Whether you want to move across town or across the country, call anyone of the "Home Team" for prompt, courteous, professional personalized service.

### Fitzgerald

A familiar name in Real Estate  
for more than 20 years

- 56. 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.
- 57. 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.
- 58. 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.
- 59. 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.
- 60. WATERFRONT LOT**  
M- 80' frontage. Septic and foundation installed. Beautiful view. Act today, build tomorrow. Asking only \$38,900.
- 61. 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.
- 62. 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.
- 63. WATERFRONT LOT**  
M-2447—100 Ft. of sandy beach with Eastern exposure, situated in a fairly private area. Priced to sell at only \$29,900.
- 64. A REAL BUY**  
M-2453—Country building lot 100' x 150' has existing well and approved septic system. Just put your house in place. A steal at \$8,500.

### RESIDENTIAL



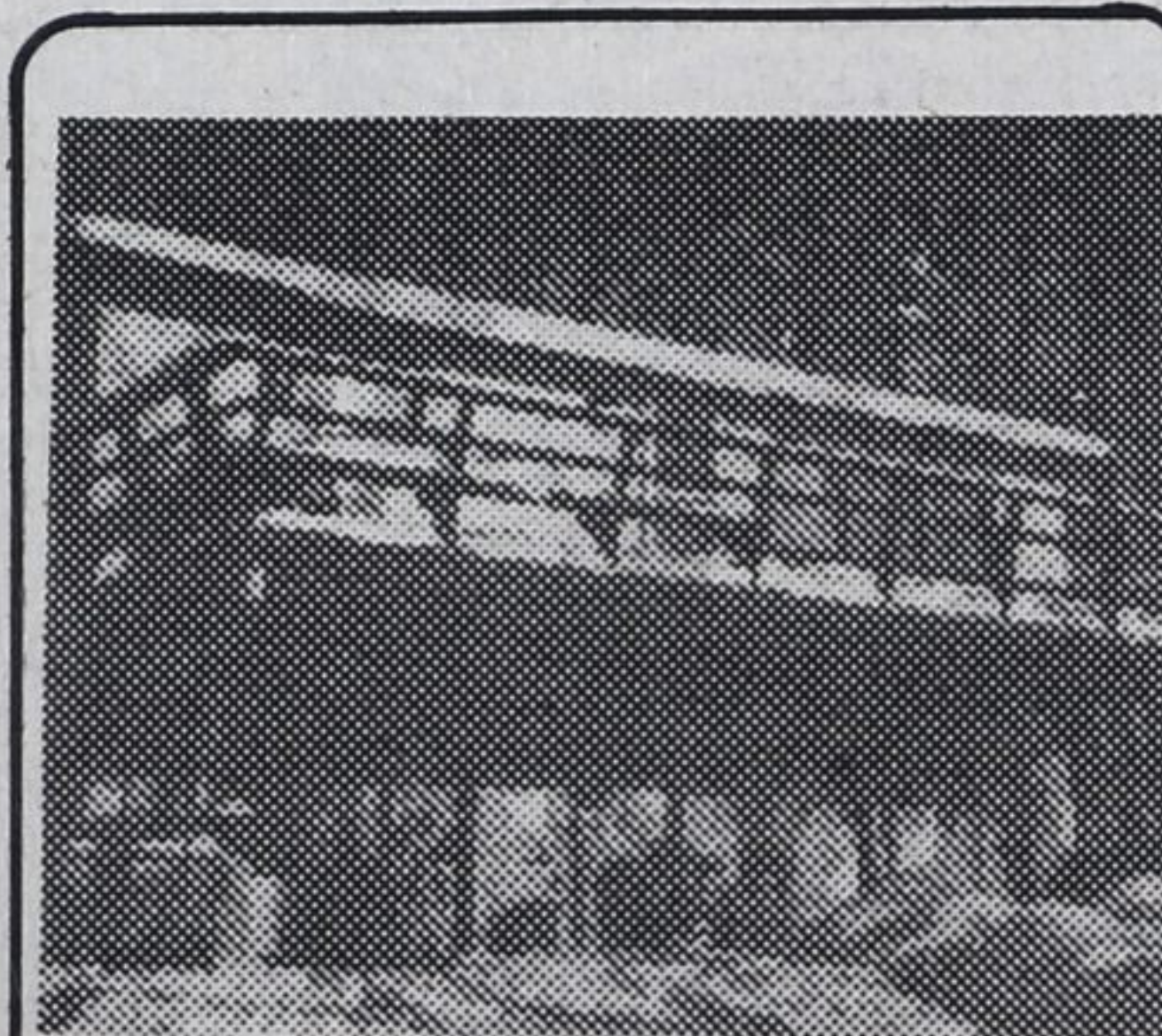
- 1. "3/4 ACRE"**  
P-749 — 3 bedroom modern brick home, with finished basement, 2 bedroom apt, very private area, beautifully treed surrounded by nature. \$48,000



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



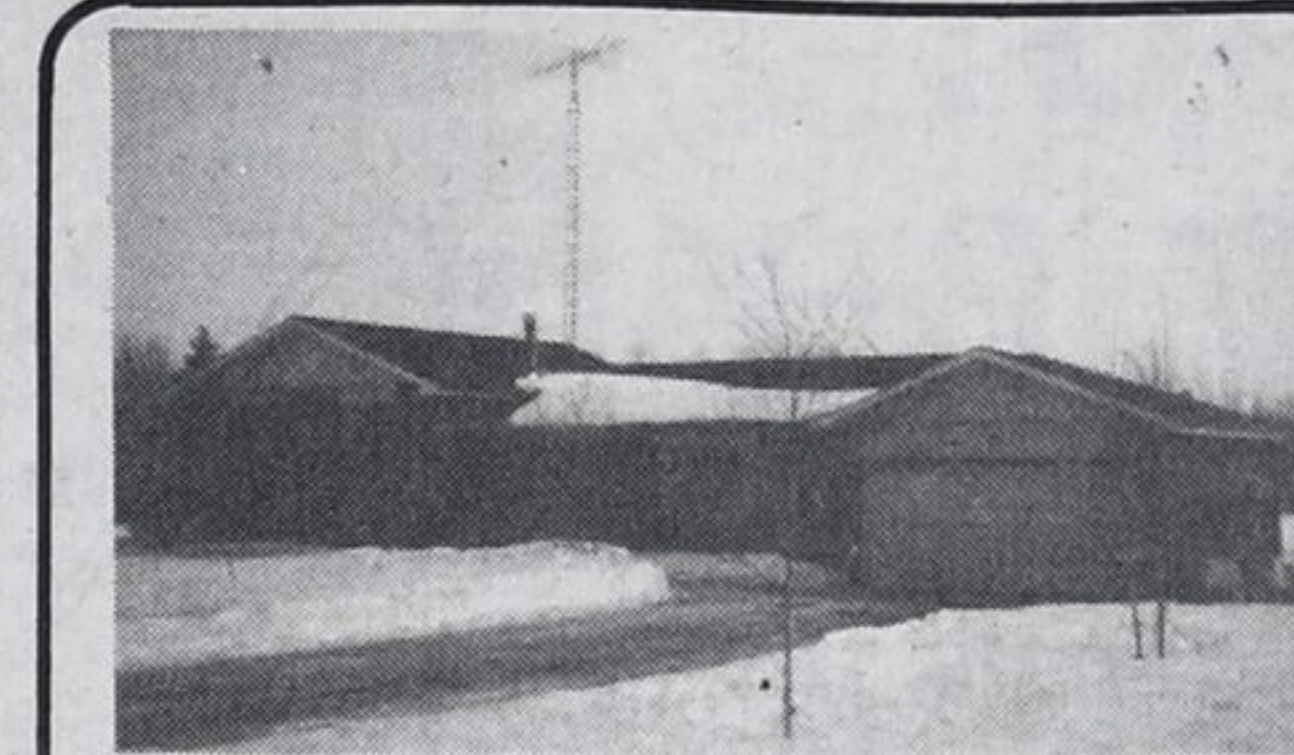
- 5. COUNTRY VIEW IN TOWN**  
P/804—From this hilltop bungalow featuring new garage and large porch entrance, modern kitchen, dining area and panelled living room, 4 pc bath, 2 large bedrooms up, with gorgeous 30'x20' rec room and fireplace, extra bedroom in basement. \$54,900.



- 6. GREAT FOR KIDS**  
P799—This modern completely finished two level 3 bedroom bungalow is situated in the heart of outdoor recreational area, a stones throw from waterfront park and endless acres of skiing trails. The rec. room is 32' x 12' with brick wall and airtight stove. About 15 minutes from town. Only \$42,500.



- 7. 5 ACRES IN TOWN**  
P/814 — May be the only mini farm for sale in Penetang. Well treed parcel of land with town water and sewers. Good future potential. Four bedroom home has been recently renovated. Two car garage and large barn also included. Only \$69,900.



- 8. 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.



- 9. 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.

- 10. 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 1/2 acres of land on Vinden Street. Asking only \$28,500.

- 11. 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.

- 12. "HERE IT IS"**  
P/818 — The home you've been waiting for. Lot 104' x 183', 3 bedrooms, large living room, dining room, walkout basement with games room, family room, garage, etc. Also 1 bedroom apartment to help pay the mortgage. Only \$52,000.



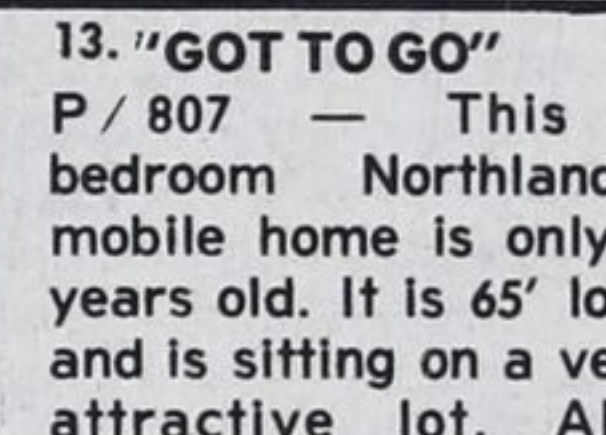
- 13. "GOT TO GO"**  
P/807 — This 3 bedroom Northlander mobile home is only 5 years old. It is 65' long and is sitting on a very attractive lot. Also included is a large wooden barn style storage shed. Asking \$17,500.
- 14. "ONE ACRE LOT"**  
P-699 — In town, modern 3 bdrm aluminum siding, bungalow with 2 kitchens, 2 baths, panelled throughout, broadloomed and cushioned floors, full basement, close to park and beaches. Only \$38,900
- 15. SAVE \$\$\$\$**  
P817—Perfect starter or retirement home, low taxes and heat costs, clean, well kept, 2 bedrooms, semi-modern kitchen, panelled living room, 4 pce. bath, part basement with furnace, carport, lot 61'x126' with good garden. Only \$19,500 with \$3,000 down.



- 16. 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.



- 17. 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.



- 18. 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

- 19. 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.

- 20. PAVING, TRUCKING AND SNOW REMOVAL**  
P-813 — This is a once in a lifetime opportunity, it comes complete with 7 trucks, 2 Front End Loaders, 3 Rollers, spreader, trailer, etc. 1/2 acres of property, 1600' sq. ft shop and office. Fully equipped with everything from most every wrench needed to a portable steam jenny, welder, air compressor, etc. Call today for further information. \$159,000.

- 21. 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 buyers.

- 22. 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.

- 23. 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.

- 24. 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.

- 25. DRY CLEANING AND BAIT BUSINESS**  
P-816 — Very profitable, well established business, Main St, Penetang. Comes with 5 bedroom home attached. 95 per cent of all equipment has been renewed with in the past two years. Owner will consider holding mortgage with good down payment. Call for further information.



- 26. 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.



- 27. 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.

- 28. COUNTRAC BEACH**  
P/767—Choice, cleared, building lot. 125' x 180' with large mature trees. Owner asking \$12,700.00
- 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.

### COMMERCIAL

- 30. MAIN STREET**  
P-747 — Commercial building lot, unlimited potential. Owner asking \$36,000
- 31. COUNTRY LOT**  
P/766 — 125' x 156', Concession 17. Priced to sell at \$8,500.
- 32. YEOSTREET**  
P/626 — Serviced building lot 74' x 100', \$10,000.

### RESIDENTIAL BUILDING LOTS BY TOWN OF PENETANG PRICES FROM \$10,000 COMPLETELY SERVICED

- 33. 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.

- 34. 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.

- 35. 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.

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

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### FARMS

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