

MITZGERALD

REAL ESTATE (1978) LTD.

REAL ESTATE BROKER

PENETANG

5 Robert St. W.

549-7426

"WE MAKE HOUSE CALLS"

Wade Cadeau
549-8136

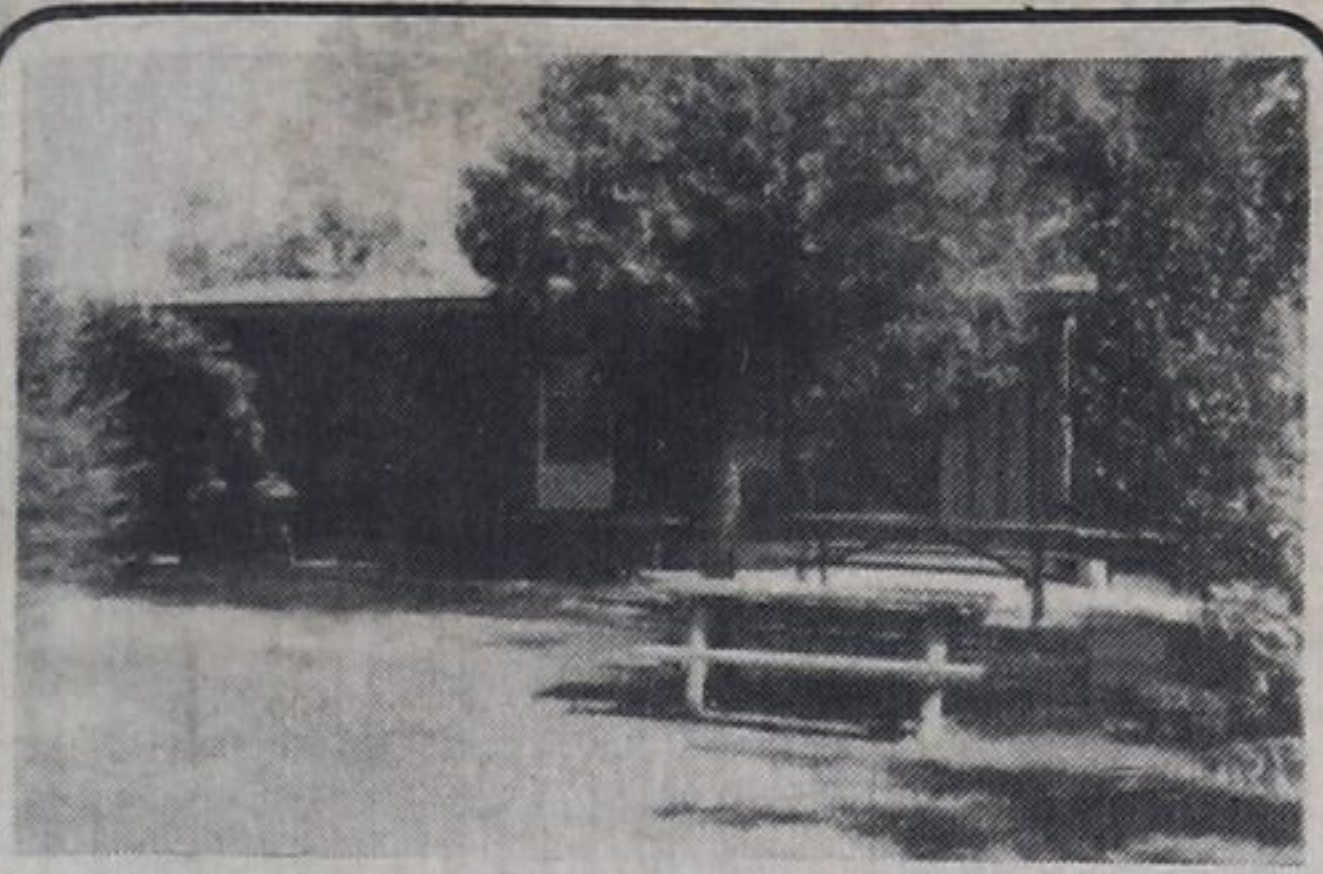
Al Leroux, Manager
549-2998

34. MIDLAND POINT

M-2545 - Cottage and cabin situated on this 1 1/2 acre parcel of prime wooded prop., only 200 yds. from waterfront access. Drilled well and vendor will finance \$49,900.

35. WATERFRONT - MIDLAND PT.

M-2548 - Huge lot 98 ft. x 789 ft. Here's your opportunity to live on Midland Point Year around access, small cottage guest cabin & boathouse with living quarters, presently on property.



36. ISHPIMING BEACH

MLS-1269 - Fully furnished 3 bedroom cottage situated on a gorgeous treed lot with sandy beach and south western exposure. Vendor will finance. Asking \$59,900.

37. COTTAGE \$17,900.

M-2427 This cottage features 3 bdrms, living room large kitchen and is completely furnished. Close to private sand beach.

38. HANDYMAN'S SPECIAL

M-2448 This 3 bedroom cottage needs to be finished to your decor. Features waterfront access to Georgian Bay. Owner anxious. Try your offer.

LOTS

39. BUILDING LOT

M-2152 - Excellent building lot in prestige area among nice homes. Buy today and build tomorrow or invest in a hedge against inflation.

40. WATERFRONT LOT

M-2456 Beautiful view. Treed lot in good location. Asking \$39,900.

41. ISLAND WATERFRONT

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

42. 23 ACRES BONE ISLAND

M-2468 - 1100 feet of shoreline. Only minutes from Honey Harbour. Asking \$65,900. Try your offer.

43. TREED LOT

M-2540 - Gorgeous lot with waterfront access, situated in vacation country. Asking \$7,500. Try an offer.

44. MIDLAND BAY WOODS

MLS - A large well treed lot overlooking Georgian Bay. Situated in a beautiful area surrounded by prestige homes - Municipal water & paved roads available.

45. 80 ACRES

M-2235 - 12th concession Tiny Township. 10 acres cleared balance mixed bush. Ideal building site. Asking \$64,900.

46. CHOICE LOT

M-2506 - Gorgeous building lot located in prestige area. Only minutes from town. Asking \$15,500.

47. WATERFRONT LOT

M81 - Lovely waterfront lot on Present Island in beautiful Georgian Bay. Asking \$14,000. Try an offer.

48. 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.

49. OWN AN ISLAND \$8,900.

M-2532 This small island is located in a superb fishing area on Georgian Bay. Call for complete details.

50. MIDLAND \$10,900.

M-2439 Treed lot in town walking distance to shopping, schools, parks. Owner anxious. Try your offer.

51. 50 ACRES

M-2499 Located in Waverley area. Asking \$58,900 and open to offers. Mortgage arrangements can be made if required.

52. 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.

53. COMMERCIAL LAND

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

54. WATERFRONT \$22,500.

M-2432 240' frontage with over 2 acres of trees. Situated on the east side of one of Georgian Bay's historic islands. Sandy beach. Owner will assist with financing.

55. WOODED BUILDING LOT

M-2523 Build your dream cottage or home on this huge lot with mature trees. Waterfront park access located on a quiet crescent. Asking only \$14,900.

RESIDENTIAL

1. "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.

2. BEAUMAU DRIVE

P/822 - Only 5 years old, this modern three bedroom home with full basement, is only minutes from Main Street. Also has large eat-in kitchen and separate dining room, family room and workshop, sundeck, etc. Only \$33,500.

3. "FAMILY HOME"

P/821 - Good solid older brick home, close to downtown. Zoned "Highway Commercial" for the person who wants to operate a business from his home. 3 bedrooms, living, dining; huge kitchen. Full walkout basement. Only \$31,900.

4. "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.

5. "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.

6. SHIP SHAPE

P/863 - This older 2 storey is in excellent condition. Features 3 bedrooms, 2 modern bathrooms, full cellar or 2-1 bedroom apartments for income property. Downtown location. Extra lot included. Only \$42,900.

7. SAVE \$\$\$\$

P/817 - 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' x 126' with good garden. Only \$19,500 with \$3,000 down.

8. "JUST LIKE NEW"

P/858 - This 3 bedroom brick home has been completely renovated, new wiring, plumbing, carpets, kitchen cupboards, bathroom fixtures and the list goes on. Fantastic buy at \$33,500.

9. WARDELL AVE. "PORT"

P/859 - 2 bdrm bungalow finished rec rm., and family room. Paved drive. Storage shed. Fenced yard. Close to beach. Only 7 years old. \$38,900

10. VINDEN ST. "TREES, TREES"

P/835 - Newly renovated 3 Bdrm. home sitting on large lot 100' x 400'. Walkout basement. Asking \$42,900.



11. SPARKLING WHITE

P/861 - The family who appreciates the quality of an older home and the comfort of a modern home have it all in this gorgeous 3 bdrm, 2 storey complete with 1/2 baths, large family room, sundeck, ultra modern kitchen, air tight stove, quiet street, etc. Only \$44,900.

12. 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 recently been renovated. Two car garage and large barn also included. Only \$69,900.

13. BRAND NEW

P/847 - For the family, 3 bdrm brick bungalow with full basement on treed corner lot. All quality ultra modern. Only \$48,900. We'll sell your old one.

14. JUST REDUCED

P/825 - 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 \$26,900.

15. SAW LOG BAY

P/867 - with view and waterfront beach access. Needs finishing 2 year old, 3 bed, custom brick bungalow. Full walkout basement, 2 fireplaces, all electric, large treed lot. Sacrifice at \$42,000. Includes winterized sleeping cabin.

16. CHANGE YOUR TOMORROWS

P/856 - This executive custom built home is one of the most beautiful homes in Huronia. Situated on a large well manicured property only minutes from downtown Penetang, it offers that touch of the unusual. Serious buyers only. \$105,000.

17. "YOUR PRIVATE ESTATE"

P/829 - Waiting for you with over 3 acres of prime land in Penetang complete with a very attractive brick home containing 3 bedrooms, large kitchen, living room, formal dining room, large sundeck. Detached garage. All for only \$54,900.

18. SUNNYSIDE - INVESTORS BARGAIN

P/845 - An alum. siding bung. with full basement. New 100 amps service, 2 furnaces, divided into 3 apts., 2 septic systems, also separate winterized 1 bdrm cabin. Needs some modernization on lot 100' x 495'. \$35,900.

19. SAND CASTLE ESTATES

P/860 - 3 bedroom bungalow on very large lot. Big kitchen, dining room, full walkout basement, good garden. Asking \$37,900.

We're busy, we need another agent experience preferred, call now. Al Leroux at 549-7426

20. PRICE IS RIGHT

P/864 - Only \$41,900. for this modern, 6 year old, 2 bedroom, brick home featuring separate dining area, large family kitchen, 4 pc. bath, all electric heat, with full panelled basement, extra bath, carport and cedar deck. It's immaculate.

21. PANORAMIC VIEW

P/852 - of Penetang Bay, from big shaded cedar deck off gorgeous family room 23'x15' with bar. This immaculate 2 storey home features large modern kitchen, spacious dining and living room, 4 pce bath, downstairs den, closets galore, 3 bdrms up, for \$57,500. with best up-town location.



22. 13% MORTGAGE

P/865 - This house has it all, full basement, 3 bedrooms, 4 pc and 2 pc baths, sundeck, dining room, large kitchen. Super quiet street. Large garden, plus fruit trees. Only \$44,900.

COTTAGES

23. CHRISTIAN ISLAND

P/849 - Large landscaped lot, 3 bedrooms, sundeck, furnished. Delco, drilled well. Complete seclusion. Only \$21,500.

24. FARLANE LAKE

P/857 - This is the buy of the year, two bedroom log cottage sitting on a very large well treed lot, only steps to beach. Only \$18,000.

25. WATERFRONT SPLENDOR

P842 - This is a 3 b.r. cottage complete with sauna, sundeck, large lot 90' x 186', oil furnace, huge kitchen and l.r. plus appliances & furnishings. Only \$44,900.

26. 1/2 THE PRICE

P-843 All the amenities of waterfront, 300' of sand beach, great view, boat docking facilities, all yours with this 4 bdrm completely winterized home features 4 pce bath, all electric heat, full basement. Only \$59,900. Owner hold mortgage.

27. 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.

28. 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.

29. "A BEAUTIFUL CHOICE - TUCSON TRAIL"

P/826 - "immaculate" 3 bedroom modern bungalow, spacious living room, complete with Franklin fireplace, broadloomed and cushion flooring throughout. Finished family room, well manicured lot 100' x 150', sundeck, garage, waterfront access one block. Only \$49,500.

30. WATERFRONT

P/854 - Mitchells Beach, perfect harbour, ideal retirement or starter, 1 bdrm., brick bungalow with kitchen, living room, 3 pce bath, full basement, new furnace, air cond., drilled well. Only \$38,000. Owner hold mortgage with \$5,000. down.

COMMERCIAL

31. INVESTMENT PROPERTY

P/866 - with shop close to downtown. This triplex has been fully renovated inside and out. Very good return, large lot, 800 sq. ft. shop in rear. \$54,900.

32. 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.

33. "DUPLEX"

P-830 - This one is priced to sell. Situated only steps from the main intersection of town and offering two very attractive apartments makes this property a very good investment. For further information, call today. \$44,500.

34. INDUSTRIAL BLDG.

P/855 - Approx. 6 yrs. old, over 5,000 sq. ft. of working and storage area 600 sq. ft. office space, all steel clad insulated construction, completely equipped for prefab mfg. Also suitable for restaurant or tavern. Lot 150' x 200' \$115,000.

35. POWER OF SALE

P844 Triplex with good return plus large commercial shop 36' x 40' with apartment above. Less than one block from Main Street. Reduced to \$64,900.

36. 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 1/2 acres of property, 1600' sq. ft. shop and office. Fully equipped, a portable steam jenny, welder, air compressor, etc. \$159,000.

37. 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 within the past two years. Owner will consider holding mortgage with good down payment. Call for further information.

38. 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.

39. CLEAN PROFIT

P/782 - From this established laundromat excellent Main Street location. Concrete block building 1538 sq. ft., 10 yrs. old, all new 12 washers and 8 dryers. Gas furnace and hot water. Excellent return on \$64,900.

LOTS

40. 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.

41. SAWLOG PT. RD.

P/828 - 100' x 200' well treed building lot, water access approx. 400 yards. \$10,000.

42. BEST LOCATION

P/851 - Vacant lot, completely serviced 49' x 110' \$10,000.

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

43. VIEW OF BAY

P/853 - Lot 60' x 109', completely serviced. Only \$7,500.

44. MAIN STREET

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

45. 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.

46. SAND CASTLE

P/840 - Waterfront Park access. Huge treed lot 100' x 200' \$12,500.

47. CHANCE OF A LIFETIME

P/848 - Build your own mansion on this gorgeous 10 acres of property featuring 1000 ft. of frontage. Only \$29,900.

FARMS

48. HOG FARM

P/805 - Modern up-to-date Farrowing and Gestation operation. New buildings. All electrically heated. 64 dry sow crates, 18 farrowing crates, on 4 1/2 acres of land, old 2 storey, 3 bed farm house, old bank barn. Excellent buy at \$74,900. Owner hold mortgage. \$9,100 ACRES
P/862 - 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 \$85,000.