

570 BUSINESS OPPORTUNITIES

ONCE IN A LIFE TIME OPPORTUNITY

Your Options:

(1) **WORKING PARTNER**, for established property maintenance company. Initial investment \$25,000. We make 1/2 this back if not in month in first month of operation. You receive all revenue except for vehicle expenses and hired help. Seasonal or year round operation, your choice. You are not afraid of work and long hours pay off 5 to 6 months of work 6 months off or work year round and earn 6 figures.

(2) **PURCHASE BUSINESS OUT RIGHT**, 4 years established property maintenance company, all vehicles, equipment, contracts and office equipment. \$50,000. Vendor will work with purchaser to assist in transition of company. Last two years averages \$90,000 + 5 months of work, all financial records available.

Interested, qualified individuals reply with name, any concerning questions, phone number to Citizen Box A5-6431. We will respond A S A P to set up a meeting to discuss further.



Jan King
of British Columbia

#1 Commercial Janitorial Franchise

Guaranteed Contracts \$2000 - \$8000 per Month

For More Information Call

Call 1-800-663-5543

Minimum Investment Required

578 MORTGAGES & AGREEMENTS

FIRST and second mortgages at bank rates. Home equity loans for debt consolidation or investment purposes. Second mortgage advances to 85% of appraised value. 564-6668.

602 ACREAGE

1400 SQFT house, 5 bedrooms, 3 baths, new flooring. Double carport, large cedar deck all on 10 subdividable acres in city limits. Asking, \$187,500 obo. 963-8337.

5.2 and 6.4 acre lots: Fully serviced. Phone 963-6917.

5 ACRES with highway frontage, beautifully reforested with approximately 20 year old pine. Cluculz Lake area. Asking \$12,900. 604-968-4301.

FULLY serviced 4 and 5 acre lots, in Beverly and on Hart ready for building on. Maps and detailed brochures at Matte Bros, 813 Victoria St.

606 BUILDING LOTS FOR SALE

CHOICE Duplex lots for sale. 8th and Carney. Includes city approved duplex drawings for each site. Priced at \$65,000 ea. Contact Matte Bros Realty, 813 Victoria St.

FULLY serviced 4 and 5 acre lots, in Beverly and on Hart ready for building on. Maps and detailed brochures at Matte Bros, 813 Victoria St.

HART Highlands, 21 acres, assessed \$36,400, sacrifice \$31,500. Or trade equity in smaller home. Call 564-4790 evenings. 563-8611 days.

NO money down for nice level city lots in newer subdivision. \$28,500 or \$27,500 cash. 564-6603 or 962-6819.

610 CONDOS / APTS / TOWNHOUSES

\$3810. DOWN PMT

\$590 p/m (8.5% 25yr amort) new hotwater tank, vinyl windows and installation upgraded 1993, new paint. Includes f/s, w/d, fireplace, fenced yard. Vacant. Asking price \$76,200. 104-190 McIntyre. Please phone Nancy Denby 564-1765 Granite Realty.

BRIGHT 3 year old 2 storey corner condo in Heritage. Large kitchen, 3 bedrooms, 3 bathrooms, 2 parking stalls available. \$114,900. Call Peter or Jill, 1-800-640-6769.

BRIGHT renovated 2 bedroom top floor corner unit in Heritage. 3 appliances, heat, hot water, cable. \$89,900. 964-8490.

BY OWNER, \$92,500. Spacious, 3 bedrooms, full basement, gas fireplace, Foothills area. 564-1512 after 5pm.

CUDDIE condominiums, new units now selling from \$85,000 - \$89,000 new home warranty. Detailed brochures at Matte Bros 813 Victoria St or call 565-8503.

NEWER 1658 condo in Heritage, 3 bedrooms, 3 bathrooms, double carport, includes fridge, stove, dishwasher. Great floor plan. \$121,900. 563-4608.

612 COUNTRY HOMES / ACREAGE

5 ACRES, 1540 sqft, 5 bedrooms, 3 baths, 2 fireplaces, garage. Needs little fixing. Priced to sell. \$150,000. Elaine, 563-8769, Doucette Realty, 562-3233.

TOWN and country finest, \$187,900. 3 year old 2 storey home with basement and double garage. 5 acres, barn, corals, fencing. Myrna Giese, ReMax Centre City, Pager 561-6029.

WANTED: Home on acreage south or east, up to \$150,000. Call Rory Conroy, 964-3055 evenings. 562-3233 days. Doucette Realty Ltd.

614 DUPLEXES FOR SALE

2 BEDROOM each side, 1 level, no smoking or pets. New roof, carpet, paint in and out, one year old appliances. \$120,000. 962-5088.

COLLEGE Heights. Are you looking for an excellent investment or a nice place to live? SxS duplex in College Heights on quiet cul-de-sac. 2 storey, 3 bedrooms. Will sell separately. 963-9508.

616 FARMS / RANCHES

FABULOUS 156 acre farm/ranch, near town, 1800 sqft home, full basement, 12 fireplaces, barns, pole barns, corals. Fenced and cross fenced. \$264,900. Myrna Giese, ReMax Centre City pager 561-6029.

618 HOUSES FOR SALE

1040 SQFT, 3 bedroom, 2 bedroom basement suite, fully fenced. Sprucedland. \$112,000. 563-4071.

1076 SQFT, carport, full basement, built-in dishwasher, on 28 acre corner lot, Hart area. 962-5537, 962-8243.

\$108,900. FULL basement, 1040 sqft home, good area on Johnson Street. Call Lofe Hunter, 565-7724, Sutton Group.

1120 SQFT nonbasement home, with 500 sqft detached garage. 2125 MacDonald Avenue. New appraisal on file. Asking \$122,500. For appointment to view. Leave message at 564-5316.

1150 SQFT, with garage, in Heritage Sub. 3 bedrooms, 1 1/2 baths, hot tub, 2 fireplaces, some updating. Large fenced backyard, backs on Freimuller Park. 5 minutes from DP Todd School. Close to bus route. \$132,500. 563-2678.

1156 sqft 3 bedroom non-basement. Newer flooring, paint and some windows. Great rental or starter home. \$83,900. 964-2746.

\$115,900. 3 bedrooms, College Heights, redecorated, full basement, fireplace, carport, fenced yard, private. 963-8891.

\$119,900. Bright, clean and open. Good family home, 3 bedrooms, 2 baths, fenced yard, close to schools, downtown. 563-9463.

1200 SQFT, 3 bedroom home, 2 lots, full basement, large country kitchen, new flooring. \$101,000. 564-7457 after 5:30pm. No agents.

\$124,900 UPDATED, immaculate home. Carport, sundeck, fenced yard, near schools. Gas fireplace, 2 baths, new carpet and more. Myrna Giese, ReMax Centre City, Pager 561-6029.

1963 MACDONALD AVENUE

Moving, reduced \$128,000. 1100 sqft, updates include, roof, hotwater tank, jacuzzi tub, carpet, shower, oak railing. Private backyard, raised gardens. Close to schools, parks. Large assumable mortgage. 563-1186.

2200 SQFT executive home, 4-level split, Riverside Drive, North Nechako. 4 bedrooms, 3 baths, 2 fireplaces, fully air conditioned, beautifully landscaped, on 62 acre. Reduced to \$245,000. 562-5808. 563-7870.

21/2 STOREY Gambrel style passive solar energy home on 5.7 acres, 7 miles from town. Large shop. \$179,900 as is. 963-7872 after 6pm.

21/2YR old 1312 sqft Nasco insulated home, full basement, 200sqft solarium, covered deck, large main bath with 6 jacuzzi tub, and ensuite, 20amp service. Truckers drive. Own well, dual heat. All on treed 5.02 acres. North Kelly area. Immediate possession, \$158,000 obo. 962-6146 evenings. Must sell.

3 BEDROOM, South Fort George area, new gas furnace, water tank, close to school and bus. Large 60x130 lot with trees, large sundeck with view, fenced yard, lane access, 12x12 garage c/w 220 and air. 10x16 greenhouse and garden spot. Storage sheds in back. To view by appointment 563-2841. Priced to sell at \$110,000.

3 YEAR old 4 bedroom house, shed, shop, intercom, alarm, double garage. RV parking, \$189,900. 964-3181.

7787 OSGOOD Drive, 2 bedroom near home with 2 bedroom finished basement. Fireplace, covered deck, interesting yard. Needs sold. Carl, 563-8811 days, 564-4790 evenings. Buchanan Benson Ltd.

\$94,900. Neat, 1 1/2 storey full basement home with carport on 1/2 acre. Newer roofing and kitchen updates. Myrna Giese, ReMax Centre City, pager 561-6029.

BEAVERLY, 2400 sqft, 4 level split on 5 acres. All appliances. \$240,000. 964-3998.

618 HOUSES FOR SALE

\$99,900. 4 BEDROOMS, basement, carport, private yard, not school, immediate possession. Simone McMillan, 561-6009, ReMax Centre City.

BLACKBURN Country living just minutes from town in this totally renovated home. Reduced to \$109,900. Call Sherry McGuire, 561-6543 Sutton Group.

BY Owner, 1118 sqft, 3 bedrooms up, 1 down, 2 bathrooms, fireplace, 12x14 workshop, RV parking, Mint condition. Fraserview. \$126,500. 564-6178.

BY OWNER, 1200sqft, 4 bedrooms up, finished basement, 2 1/2 baths, attached double garage, 1.45 acre city, city services, 10 mins from town. Asking \$135,000. Phone 963-8626.

CUTE starter home, 2 bedrooms up, completely renovated in the last year, plus huge new deck and hot tub. Recent appraisal on file. Asking \$95,000. 564-7219.

EXCEPTIONAL character home, Crescents, loving restoration, \$205,000 obo. May trade up. 564-2686.

FOR sale by owner: 1 year ground level entry home on 1/2 acre, 8694 McGuire Road, just off of Chief Lake Road. Completely finished, 4 bedrooms, 3 baths, large rec-room, double garage, asking \$189,000. 962-5480.

FOR sale by owner, West, 1170 sqft, 3 bedroom, 2 baths, hardwood floors, new carpet, 38 acres, all city amenities. \$136,000. 964-1705.

HOME suite home. \$139,900. Great home in a great location, very nice. Suite with private entrance. Good revenue. A must to view. 561-6010, leave message. No agents please.

HOUSE for sale, rental purchase, or will take vehicle on trade. Call 962-2178 for details.

IMMEDIATE possession. St. Lawrence home. 1100 sqft. Suite potential. View, greenbelt. 964-0751.

LOWER college heights, extremely well kept and updated 3 bedroom home, 1040 sqft, partially finished basement, gorgeous backyard. 964-1268.

MIWORTH HOBBY FARM

priced way below appraisal. Four stall barn, riding arena, 3 bdrm updated rancher, hot tub, etc. etc. etc. \$138,779 - motivated vendor.

TABOR LAKE QUALITY BUILT

2yr, 3 bdrm R-2000 home, drastically reduced, 2 car garage with much, much more. \$169,899 - Vendor wants offer. Call Anne 563-6333, Home First Choice Realty.

PRIVATE sale, 3 bedrooms up, redone 2 bedroom basement suite pays 1/2 the mortgage. New roof. Assumable mortgage. 1785 Norwood Street. 562-1005 or 562-4048.

PRIVATE SALE

Lakewood area, immediate possession, 3 level split, finished throughout, 3 bedrooms, vaulted ceilings, gas fireplace, 3 appliances, paved driveway, fenced yard. \$116,500. 964-1006.

PRIVATE sale, North Nechako River frontage, 3800sqft, 5 bedroom executive, hot tub, tennis court, 1.3 acres. Phone 563-0877 or 563-8792.

R5808- REGIS Place, 3 bedroom house, 2 bedrooms down. 561-1761.

REDUCED to \$142,900 for quick sale. Immaculate and beautifully maintained 4 level split on prestigious Ridgeway Drive. There's something for everyone in this spacious family home on a large treed lot with carport and RV parking. Immediate possession. Marked by Sherry McGuire, 561-6543, Sutton Group.

REDUCED TO \$149,500

1293 sqft on 1/2 acre. 5-man hot tub, fully developed daylight basement. Double carport, detached heated 25x30 garage/workshop. Paved driveway, RV parking, landscaped, in city limits, city services, east/town. Call 963-9238 after 5pm.

SOUTHRIDGE, 4 bedrooms, 3 baths, sunken living room, gas fireplace, landscaped. \$189,500. 960-0517.

UPPER College Heights, 5522 Dalhousie Drive, 4 bedrooms, 1420 sqft, fully developed basement, 2.5 baths, garage, carport, greenbelt, workshop. Close to elementary school. Very private lifestyle. \$161,000. 964-4842.

WESTERN Acres, 3 bedrooms, 1074 sqft on 24 acres. New 3 bedroom basement suite. Double garage, greenhouse, on natural gas. Close to Beaverly Elementary. Immediate possession. \$136,900. 964-6027 after 5pm.

WESTWOOD area, 1 block to school, terrific 4 bedroom family home with developed basement, carport and fenced yard. \$121,500. Marked by Sherry McGuire, 561-6543, Sutton Group.

619 HOUSES FOR SALE - NEW

3 BEDROOM, fireplace, carport, large sundeck, daylight basement, Hart area, \$121,000. 5 year New Home Warranty. To view call 962-6253 after 5pm.

COLLEGE HEIGHTS

6949 St. Anthony. Approximately 1700 sqft finished area, double garage, 3 bedrooms, jetted tub, many other features. \$198,500. Will consider trades. Call Newborn Homes, 563-5821 or 565-4730.

NEW homes in Beverly, on 4 and 5 acre lots, with 5 Year New Home Warranty. \$142,000-\$154,500. Detailed brochures at Matte Bros office, 813 Victoria Street. Weekends and after-hours, call Eldon, 565-8503.

RITE Homes has many houses for sale, best prices, starting from \$154,900. Southridge. 562-9295.

622 HOUSES FOR TRADE

TRADE or sell \$200,000 home for home of \$130,000. Appraisal for appraisal. New home on 5 acres, park-like property. No agents please. 963-8818.

632 MOBILE HOMES FOR SALE

12X60 2 BEDROOM, attractively decorated with new carpet, paint throughout, attached heated entrance porch. Must be moved. \$15,000 obo. 962-8897.

1978 MOBILE home, 12x72, addition, deck, fridge, washer, dryer, disher, fireplace, 3 bedroom. Must see to appreciate. Trailer Village Park #28. \$38,000. 964-9069.

1992 14x70 TOW2 bedrooms, addition and sundeck, fridge, stove, dishwasher, all window coverings, on fully fenced 1/2 acre rented lot. \$61,900. 4760 Handlen Road. 962-7401.

N. NECHAKO. Super location in park. Spotless 2 bedroom, ensuite, all appliances. \$33,000. Simone McMillan, 561-6009, ReMax Centre City.

ONLY \$1,195 down, and you can own your own home. This immaculate 12x68 mobile offers ensuite off master bedroom, newer lino and excellent addition. \$23,900. Call Susan quickly at Century 21, 565-4997.

PRE-OWNED mobile homes moved anywhere in BC, good selection. Lakeshore Mobile Homes. 1-604-769-0059 anytime.

634 MOBILE HOMES / PROPERTY

1972 STATEMAN with 9x20 addition, setup on city lot 76x215, woodstove, washer, dryer, fridge, stove, airconditioner. May consider 4x4 as down payment. Asking \$54,900. 962-7333.

1984 14X70 DARTMOUTH, 2 acres, 10x14 addition, new carpets/lino, gas fireplace, 7 appliances, french doors off LR. 14x28 sundeck w/hot tub, 8x8 shed. \$98,500. 962-8577.

4 AND 5 acre lots. Various locations, Matte Brothers, 813 Victoria St.

636 OUT OF TOWN PROPERTIES

SUMMERLAND 1 YEAR old 3 bedroom, 2000 sqft end unit condo with fully developed basement, 2 balconies, includes 3 quality appliances, many upgrades. Centrally located. Asking \$129,500. 1-604-494-0486.

638 PROPERTY EXCHANGE

FULLY serviced 1 1/2 acre, North Shuswap, golf, marina, \$36,500. Sell or trade for PG property. 563-6718.

640 PROPERTY FOR SALE

2845 OKARIDGE Crescent, serviced lot, 84x124. Asking \$29,900. 561-2802 or fax. 562-2531.

4 AND 5 acre trailer lots for sale. Various locations, easy terms. Matte Brothers, 563-0611.

7646 ST MARK Crescent, serviced lot, 56x128. Appraised at \$47,800. Open to offers. 561-2802 or fax. 562-2531.

644 RECREATIONAL PROPERTY

2 BEDROOM furnished cabin on Norman Lake, leased lot, on propane. \$35,000 obo. 562-9694.

5.5 ACRES undeveloped lakefront. Nukko Lake Estates. \$68,000. Phone 564-5016.

CLUCULZ Lake, 2 bedroom cottage, 7.5 acres, propane heat. 561-1761.

LAKE shore lot, Cluculz Lake on Lloyd Drive, 100x400, septic permit approved, asking \$37,000. 563-2007.

702 BUSINESS LOCATIONS

1,100 SQFT of retail space in neighborhood strip mall. For more information, please call. 562-8343.

702 BUSINESS LOCATIONS

1200 SQFT retail space, split level, canopy, excellent storefront. #202, 1370 7th Avenue. 564-5244.

2520 SQFT: office, retail or light food service. 1500 block third. 562-0320.

2 ROOM office/waiting room space located in a new professional building, available for rent on a per/day basis in Valemont, BC. 1-604-566-9993.

PRIME location, 1277 Third Avenue, over 2500sqft retail store front (can be split into 2 smaller stores). 564-1718 days. 561-1305 evenings.

SMALL retail space for rent, downtown area. For info call Jay, 563-0691.

704 COMMERCIAL RENTALS

2250 SQFT First Avenue, \$1,000 plus taxes. Prince Realty, 964-4647.

2700 SQFT office/warehouse. 833-4th Avenue, \$1800/month. Will renovate to suit. Includes telephone & alarm system. Call 564-6617, 562-3948.

3532 MASSEY Drive, 4000 sqft building, 2 bay doors, office space and fenced yard. Available October 30th. 564-5553 days. 563-3773 after 5pm.

4000 sqft warehouse/office and mezzanine, 20' ceiling, 14' overhead door, 2220 Nicholson Street. 563-4162 anytime.

5500 SQFT loading docks, airconditioned offices, 1962 Quinn. 563-3540.

AVAILABLE now, 5000 sqft warehouse/office, mezzanine, 2 overhead doors. Call Jerry 963-9641, 963-7191.

AVAILABLE October 1st. 9800 sqft warehouse with loading dock and office. 1st & Queensway. 964-2946 or 562-3628.

FIRST Avenue 2400 sqft warehouse, office plus mezzanine. Also 4800 sqft. 564-3200, 24hrs.

FOR rent or lease 3000 sqft, 531-2nd Avenue, excellent location. 561-1530, 963-9512 ask for Norm or leave message.

FOR RENT

WAREHOUSE IN CARTER SUBDIVISION

1600 - 3000 sqft office warehouse for rent, available immediately.

PLEASE CONTACT 562-5008, 964-6832 to view.

LIGHT industrial, on Ongman Road, 3,000sqft, front office area with mezzanine. 563-4936 or 562-4968.

PRIME location, Ogilvie Street, 900 sqft office, 2300 sqft heated warehouse, 2000 sqft unheated. 563-7065.

WAREHOUSE with offices and fenced compound. River Road. 562-8416.

Majestic Management (1981) Ltd.

★ OFFICE ★ COMMERCIAL ★ RETAIL

00130780

Space available for rent
For all your rental needs
Call 562-8343 or 562-RENT

708 DUPLEXES FOR RENT

1/2 DUPLEX, convenient location, fridge, stove, washer, dryer, garage, \$550/month. 964-4118.

2 BEDROOM duplex, available November 1st. 563-8531 after 5pm.

2 BEDROOMS, 1 level, no smoking, no pets. Sprucedland area. Available November 1st. 962-5088.

2 BEDROOMS, pets welcome. Appliances, \$500 or 3 bedroom, Appliances, utilities included, \$750. Over 80 listed houses listed now. 563-9990 Homefinders.

3 BEDROOM 1/2 duplex on Johnson Street, available November 1. \$720/month plus utilities. No pets. References required. 563-7043.

3 BEDROOMS, across from Van Bien School, \$750/month, fireplace, carport, full basement. No pets. References required. 564-9102.

3 BEDROOM split level duplex available November 1. No pets. Bus stop in front. \$700/month plus utilities. Croft Rd, Hart area. 962-6824.

3 BEDROOM SxS duplex, fridge, stove, full basement, carport, large yard. \$695 plus utilities. Available November 1. 95-563-9536 anytime.

ALL rental accommodation advertisements must comply with the British Columbia Human Rights Code.

AVAILABLE immediately, 3 bedroom duplex with fridge, stove, Highline area. References required. \$695 plus utilities. 562-1568.

AVAILABLE November 1, 3 bedroom SxS duplex, 1 1/2 baths, fireplace, full basement, call Gail or leave message at 562-7822.

AVAILABLE October 15, just renovated 2 and 3 bedroom duplexes, f/s, window coverings, laundry hook-ups, heat, hydro included. \$600-2 bedroom, \$750-3 bedroom. No pets, must have references. 562-8485.

CLEAN, 2 bedroom, 1 1/2 duplex in College Heights. Backs onto school, marble bath, large yard, near bus. \$800/month, available October 15th. Leave message, Ely 561-1848.

CLEAN duplex, 2 up, 1 down, full basement, 2 baths, no pets, \$700/month, available November 1st. Perfer family. 563-8014.

D7313- QUINCE Street, 3 bedroom duplex, fridge, stove, washer/dryer hookups. 561-1761.

P5005- 3 BEDROOM executive duplex, adults only, non-smoking, brand new. 561-1761.

710 GARAGES FOR RENT

STORE your RV or boat in our garage, very secure. 563-0328.

712 HALLS FOR RENT

COLUMBUS Community Centre, 7201 Dornano Blvd, halls for rent, holds 50 to 420 people. Catering. Phone 964-2744, 10am-4pm, Mon-Friday.

FRATERNAL Order of Eagles Hall Rental, Mile 6 Hart Highway, wheelchair access. 962-5074. For catering, please call 962-2688 after 6pm.

GREEK Orthodox Church Hall, corner 5th & Tabor. Available for booking, up to 175 capacity. Call Vicki, 564-5267.

HALL and Meeting Rooms, excellent food and service at reasonable prices. Elks Club, 1116 6th Avenue. 562-2333.

IC Hall for rent. For more information please call 964-8515.

716 HOUSES, UNFURNISHED

2 BEDROOM house, centrally located, carport, no basement, \$775 monthly. 562-5812.

2 BEDROOM house with basement, close to Fort George park, available November 1st. 964-8275.

3 BEDROOM home, newly renovated, \$850 monthly includes utilities. References required. 962-9966, 562-4298 or 964-1364.