

4782 Fishburg Road | Huber Heights, Ohio 45424

4782 Fishburg Road is a standalone commercial property located in Huber Heights, Ohio. The offering includes an approximately 2,562 SF commercial building on an approximately 1.55-acre lot, creating a practical opportunity for an owner-user, service business, specialty retailer, office-oriented commercial user, or investor seeking a re-tenanting opportunity.

The property is currently occupied under a triple-net lease through December 31, 2026. The existing tenant has indicated it will not renew, allowing a purchaser or new tenant to plan for future occupancy. The current NNN structure provides interim income while preserving a clear path for repositioning the building for a new user.

The property is zoned B-1 in the City of Huber Heights. Prospective buyers and tenants should independently verify that their intended use, signage, parking, licensing, exterior storage, and occupancy requirements comply with local zoning and building regulations.