



## 3111 45TH STREET, WEST PALM BEACH, FL, 33407

<https://comwire.com>

CALL LISTING AGENT FOR ACCESS TO PREMISES. WE CURRENTLY HAVE 3 vacancies for NNN leasing consisting of 1) Unit #1 Former smoothie shop 1156sqft includes exterior patio for outside seating ;2) Unit 11-Former natural hair salon - 940 Sqft; and 3) Unit 18 - Former Vape Shop - 740 sqft of space. These suites are available

[+ Read More](#)

\$26

- Active
- 29967.00 sq ft



---

## Basics

**Listing updated:** February 25, 2026 at 7:02 pm **Days on Comwire:** 66  
**Year built:** 1989 **Status:** Active  
**Listing Office Id:** 276554445 **Date added:** February 16, 2026 at 7:09 am  
**Building size (SF):** 29967.00 sq ft **Lot size:** 4.39 sq ft  
**For Sale:** No **For Lease:** Yes  
**Listing Office Name:** EA Realty & Investments

---

## Building Details

**Type:** Retail **Building Type:** Retail, Shopping Center, Strip Store  
**Stories:** 1.0 **Heating:** Central  
**Construction:** CBS **Floor covering:** Tile  
**Roof:** S-Tile **Real Estate Taxes:** \$122,000  
**Tax Year:** 2025 **Cooling:** Central  
**Docs Available:** None **Info Available:** None,Photos

---

## Additional Info

**Listing Agent Phone:** (561) 336-0340 **Listing Office:** EA Realty & Investments  
**MLS Source:** Realtor Association of the Palm Beaches (RAPB)

