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Southcoast Auctions & Realty, Inc. to hold public auction: 385 High Street, Fall River, MA

October 03, 2025 - Front Section



To Be Sold: (subject to prior sale; call auctioneers) on: Thursday, November 6, 2025 at 4:00 PM on the premises

An exceptional opportunity: prominent westward facing hilltop corner lot of land in Fall River's prime Lower Highlands. Used as a house of worship, school, auditorium, memorial center & gymnasium, this property offers expansive redevelopment potential and is ideal for adaptive reuse in a well-established urban context. Located in the heart of an urban residential district, 385 High Street benefits from proximity to community, business, residential and civic buildings (Southcoast Health's Charlton Memorial Hospital, the Bristol Probate & Family Court & Southeast Housing Court, Resiliency Preparatory Academy, Dignity Memorial Cherry Place) and to public transportation and other key amenities. Its central location allows for convenient access to area highways and City infrastructure - making it ideal for reuse as institutional, residential or mixed-use development. The large site, former use and location make it particularly well-suited for multi-family housing development, mixed use retail/residential projects, community services, religious or civic reuse or land mark adaptive reuse.

Prospective bidders are strongly encouraged to contact Auctioneer.

Description: Property comprises a corner lot (Locust St.) of land w/34,306 SF (+/-), improved by three interconnected buildings of more than: 30,855 SF GBA, originally built 1928, steel framed, with granite and concrete foundations, brick wall exteriors and flat tar & gravel roofing. Buildings include: a Romanesque style multi-story sanctuary of 5,542 SF (+/-) constructed of brick w/limestone trimming w/vestibule/foyer of 2,501 SF; an auditorium/gymnasium w/raised stage of about 7,614 SF; a second smaller sanctuary; library; offices; kitchen(s); bathrooms; basement; an attached multi-level building purpose built as a school of about 12,000 SF with classrooms (12), offices and bathrooms is located on the east side of the complex, east of and behind the sanctuary and auditorium/gymnasium, all accessed from multiple entrances on High and Locust Streets. Terms of Sale: A Deposit of \$25,000.00 in the form of a certified or bank cashier's check is required to bid and is due at the auction; the balance is due within 45 days. With an opening bid of: \$1.15M the property will be sold in an "as is" / "where is" condition w/property taxes current and pro-rated to the date of closing. A Buyer's Premium of Ten Percent (10%) will be added to the high bid at auction. Additional terms and conditions are to be announced at the auction. Assessed Value (2025; by: City of FR): \$1,680,400.00 Note: The Congregation plans to use the proceeds from the sale for a new home, fully understands, allows and encourages that within the purview of bidders/buyers the perceived highest & best use at the site within any redevelopment plan may be a razing of some portion or all of the current improvements to the property. Members of the Congregation are in no way disturbed, distressed or troubled by same - nor should any bidder be. Salvage firms specializing in decorative iconography, religious and otherwise - are available. Preliminary Viewings: Sat., October 4 and Sat., October 11 – both at 2:00 PM; Thurs., October 16 & Thurs., October 23 - both at 4:00 PM - Call today for Details George A. Collias MBA Auctioneer / Realtor / Appraiser / Agent – MA License #0100018

see: www.auctionzip.com – ID #5964

Note: All information herein is according to information believed, but not guaranteed, to be correct and is included for convenience and informational purposes only; official surveys, deeds, inspections and plans shall control.

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