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Commercial Real Estate

Worthington Inn owners buying Mozart's building in Clintonville



The Mozart's building in Clintonville is getting a new owner.

DAN EATON



By [Dan Eaton](#) – Senior reporter, Columbus Business First
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The owners of the Worthington Inn are adding a historic Clintonville property to their portfolio.

Real estate investment group 1831 Management is in contract to buy the building at 4784 N. High St. that, for the last 14 years, has been home to Mozart's Bakery.

Anand Saha, who started Mozart's 31 years ago with his wife Doris, [put the building on the market](#) in the spring.

Terms of the deal were not disclosed.

"It was important to me to have someone who cared as much as I do about the neighborhood," Saha said. "Someone who would be respectful of the community and this historic building."

He found that in [1831 Management](#), which last year [acquired the Worthington Inn](#) and recruited Wolf's Ridge Brewing to open a restaurant [in the iconic space](#).

1831 Management member Jerry DePizzo said the 96-year-old building is a neighborhood landmark similar to the Worthington Inn – a place "woven into the fabric of the community" that has been home to many celebratory occasions.

"We like doing business with entrepreneurs like Anand who've built their business from the ground up," he said. "We understand that TLC. That's a spirit that resonates with us."

The icing on the cake for Saha is that 1831 Management plans to officially name it the Mozart's Building.

Mozart's will operate at least until the end of the year.

The incoming owners have extended an invitation for the bakery and cafe to remain beyond that.

"His pastries are delicious," DePizzo said.

But Saha said he's still mulling that offer or [the possibility of retirement](#).

"Business is doing well, but I also look forward to actually going out to visit the farmers market one morning rather than being here in the kitchen," he said.

What's next?

The 1831 Management ethos is longterm stewardship and thoughtful redevelopment, DePizzo said.

What's next for the almost 11,000-square-foot Clintonville building has not been determined, but its versatility was part of the appeal.

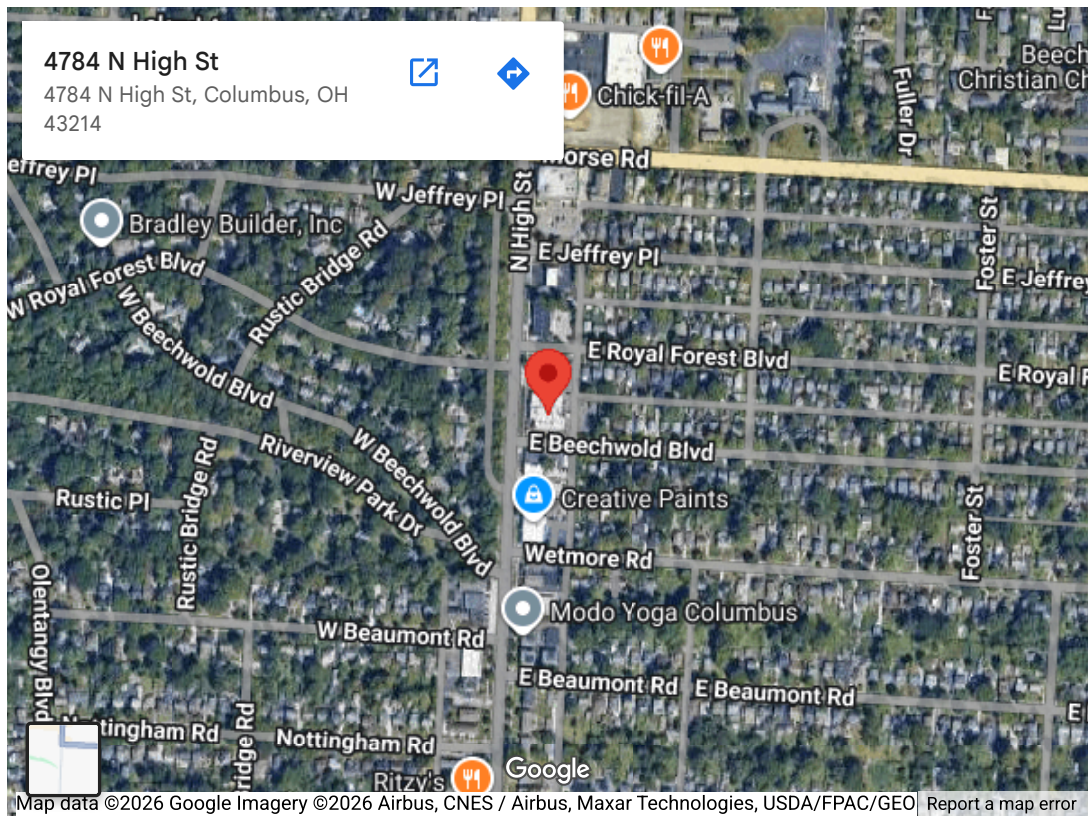
"It's a big, malleable space," DePizzo said.

Possibilities include keeping the entire building for a single tenant or dividing it into multiple units.

DePizzo said they have a "360-degree view" on the property, and see the possibility of developing the side that faces into the neighborhood as well as the High Street facing side and the expansive patio.

"And you can't beat the amount of parking available there," he said.

The property includes 72 spots on site.



In addition to DePizzo and his wife Kat, president of Justice Design Lab, 1831 Management also includes Matt and Glen Sullivan of Sullivan Builders; Sarah Morris, managing partner of the Perez Morris law firm and James Diaz, founder of Central Anesthesia Staffing Solutions.

Beyond the Worthington Inn and Mozart's Building, they're open to other real estate opportunities.

"We all live in the community and we're going to stay in the community," DePizzo said.

His day job is as a member of the [rock band O.A.R.](#), and while that might seem like a far cry from real estate investment and development, DePizzo said one job has informed the other more than people might think.

For 30 years, he's been traveling the country with annual stops in cities such as Austin and Nashville.

"I've seen those communities evolve and change," he said.

The strong and charming neighborhoods he observes on his travels echo what he and his partners see in local areas such as Worthington and Clintonville.

“These are real gems,” he said. “If you want to live in the Midwest, Columbus is as good as it gets. If you’re living here, you made a great choice.”